HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

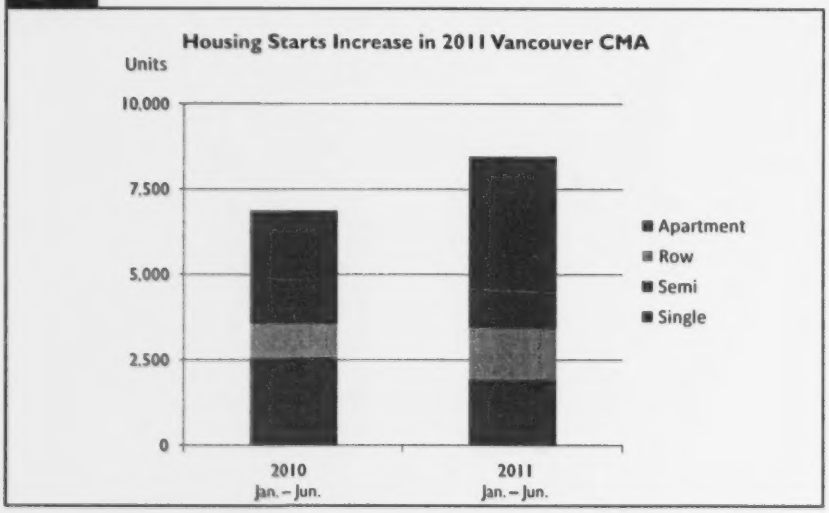
Date Released: July 2011

Vancouver CMA

In June 2011, there were 1,344 housing starts across the Vancouver Census Metropolitan Area (CMA), an increase compared to the same month a year ago. During the first half of the year, construction started on 8,472 new homes, an increase of 23 per cent compared to the same period last year. Housing starts increased most notably in Coquitlam, Langley, Richmond and North Vancouver.

The rise in housing starts is largely due to the construction of multiple family homes (townhouses and apartments), which increased from last year's totals by over fifty per cent. During the first half of 2011, construction of new multiple family homes reached over one thousand units in the Cities of Vancouver,

Figure 1



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Surrey and Richmond. A majority of new developments in these areas are located in close proximity to retail and service amenities, major transportation routes and transit systems.

The rise in housing starts has led to an increase in the number of homes under construction. Since the beginning of the third quarter of 2010, the total number of homes under construction has grown an average of two per cent per month. Developers have begun construction on larger scale multiple family developments that were approved during the latter half of 2010. Also, improving pre-sales in various projects and neighbourhoods in the CMA have encouraged developers to look at future developments, thus potentially bringing more supply to the market.

Abbotsford CMA

Total housing starts in the Abbotsford CMA were up six per cent to 253 starts during the first half of 2011. Like the Vancouver CMA, a surge in multiple family home starts helped boost total housing starts over last year's number. As a result, single detached housing starts were below last year's totals. Both major centres that make up the CMA (Abbotsford City and Mission) recorded total housing starts above last year's figures.

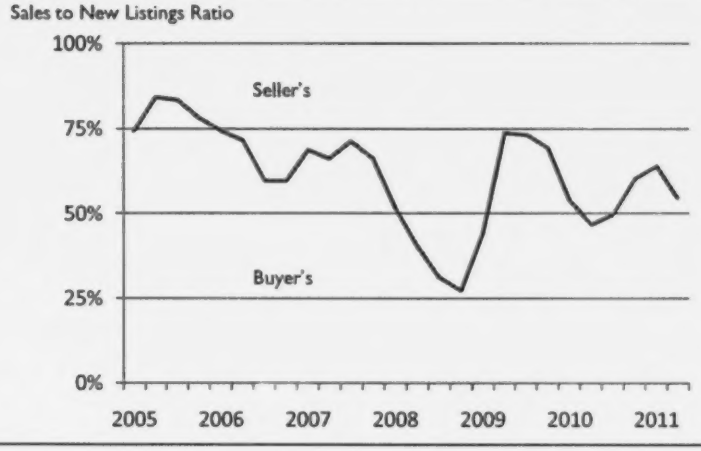
Greater Vancouver Resale Market

In the first half of 2011, there were 18,881 sales (single detached, attached and apartments) in Greater Vancouver[1] through the MLS®[2] system, a ten per cent increase over the 17,133 sales recorded during the same period last year. Housing sales were steady during the second quarter, averaging 3,292 sales per month during this period. The total number of new listings for the first half of the year was 34,958, five per cent below the 2010 year-to-date number of 36,973. With higher sales and a lower number of homes listed for sale, the residential housing market has been fluctuating from balanced to seller's conditions in Greater Vancouver through the first six months of the year.

Average MLS® prices in Greater Vancouver rose twenty per cent, year over year, in the first half of 2011. The demand for single detached homes, especially higher end properties in various neighbourhoods in the region, has been the major reason for the double-digit increases in MLS® prices. While detached home prices were up 21 per cent, the average MLS® price for multiple family homes increased by six per cent in year-to-date terms.

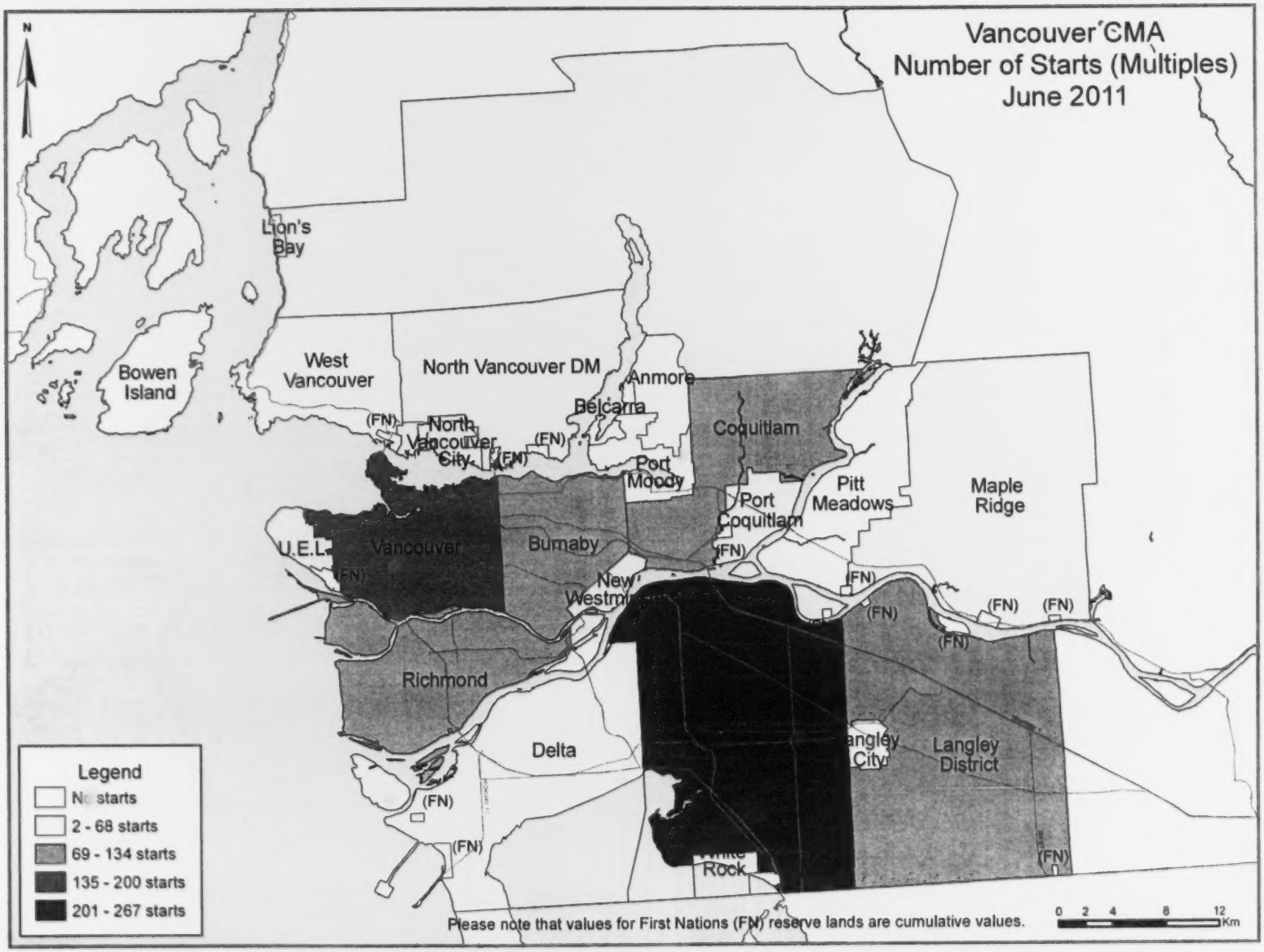
Figure 2

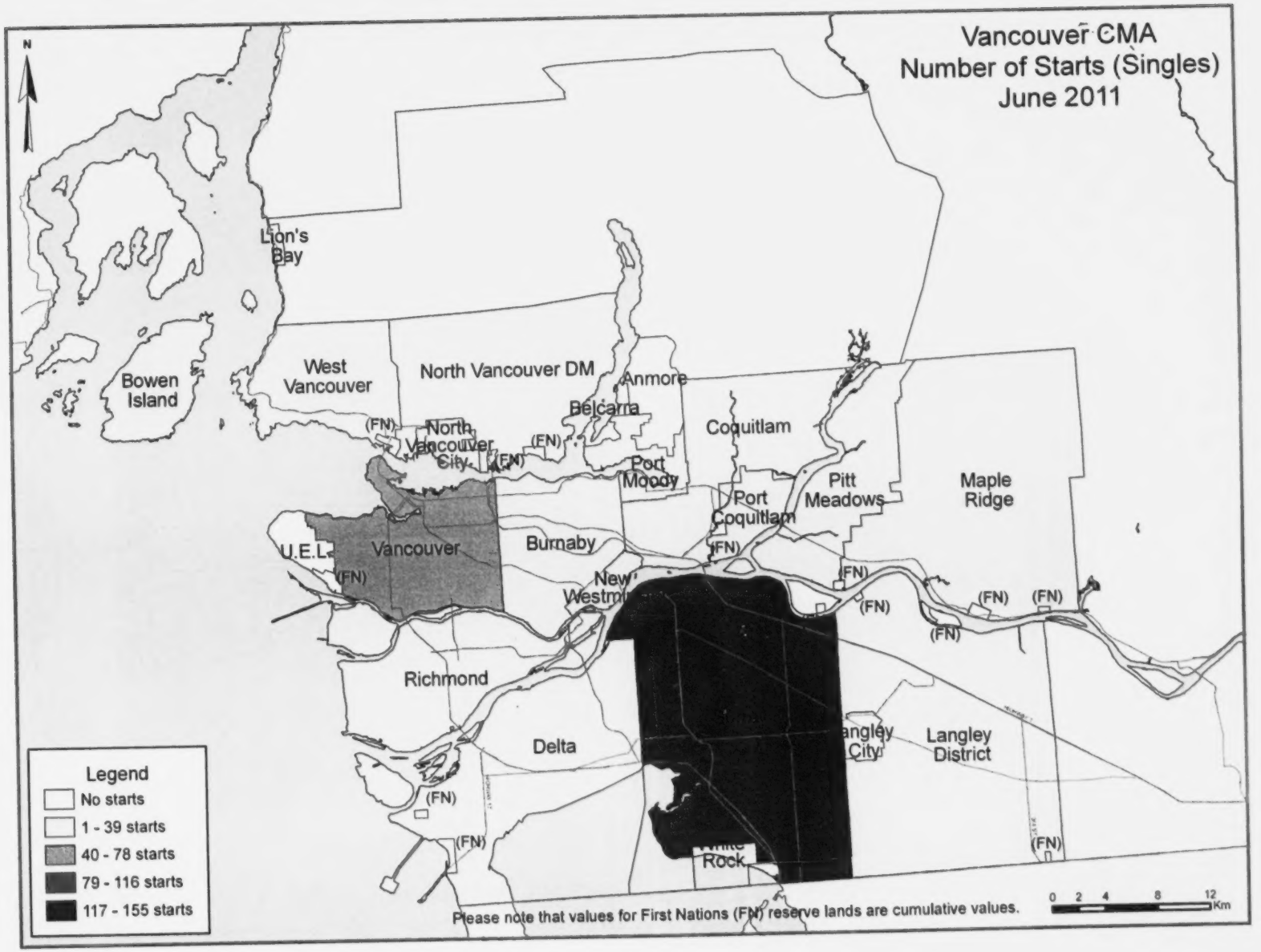
Market Fluctuates from Balanced to Seller's Conditions - Greater Vancouver

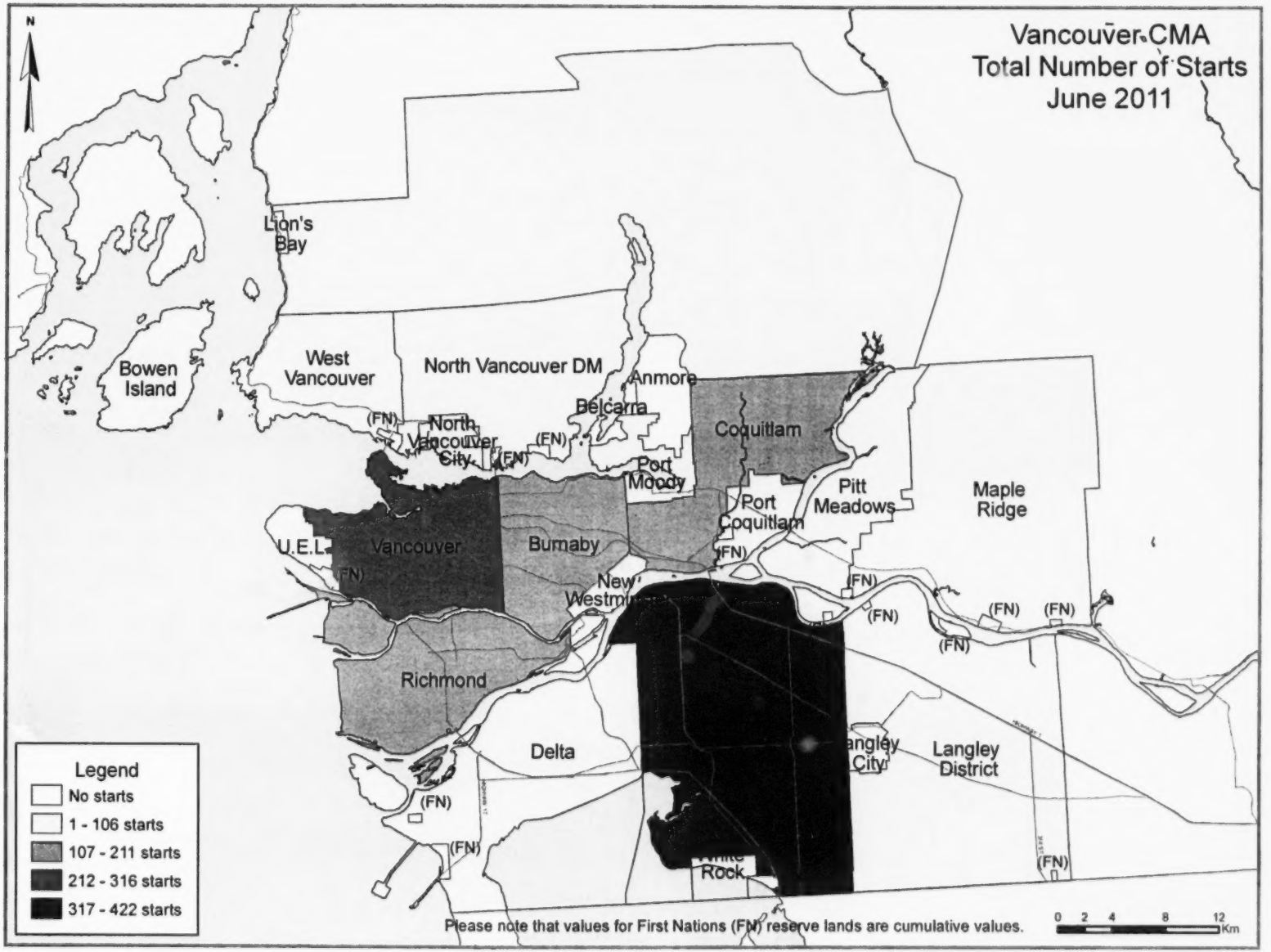


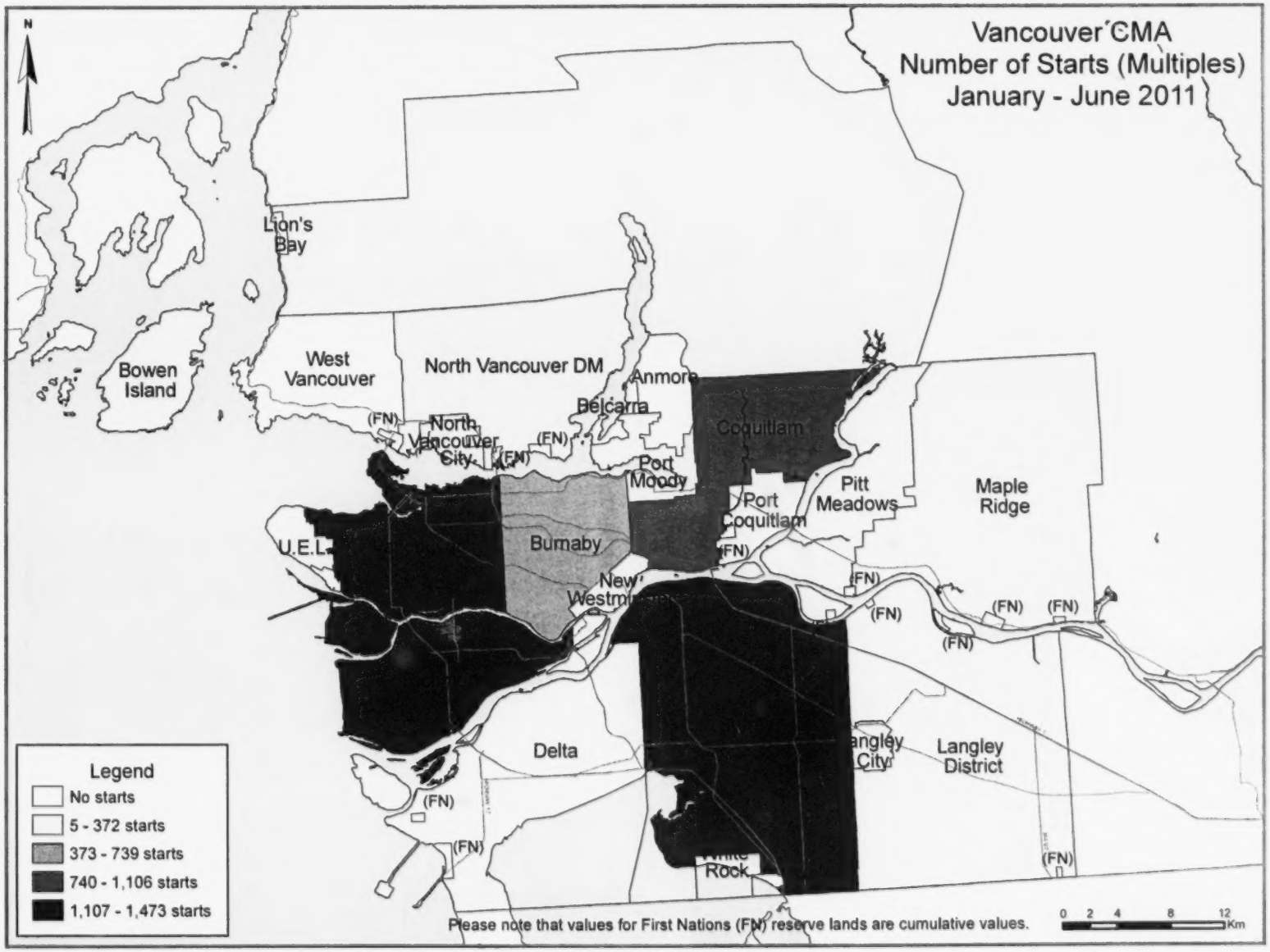
[1] This section deals with the resale market in the Resale Estate Board of Greater Vancouver area. This does not include Surrey, Langley, White Rock or North Delta.

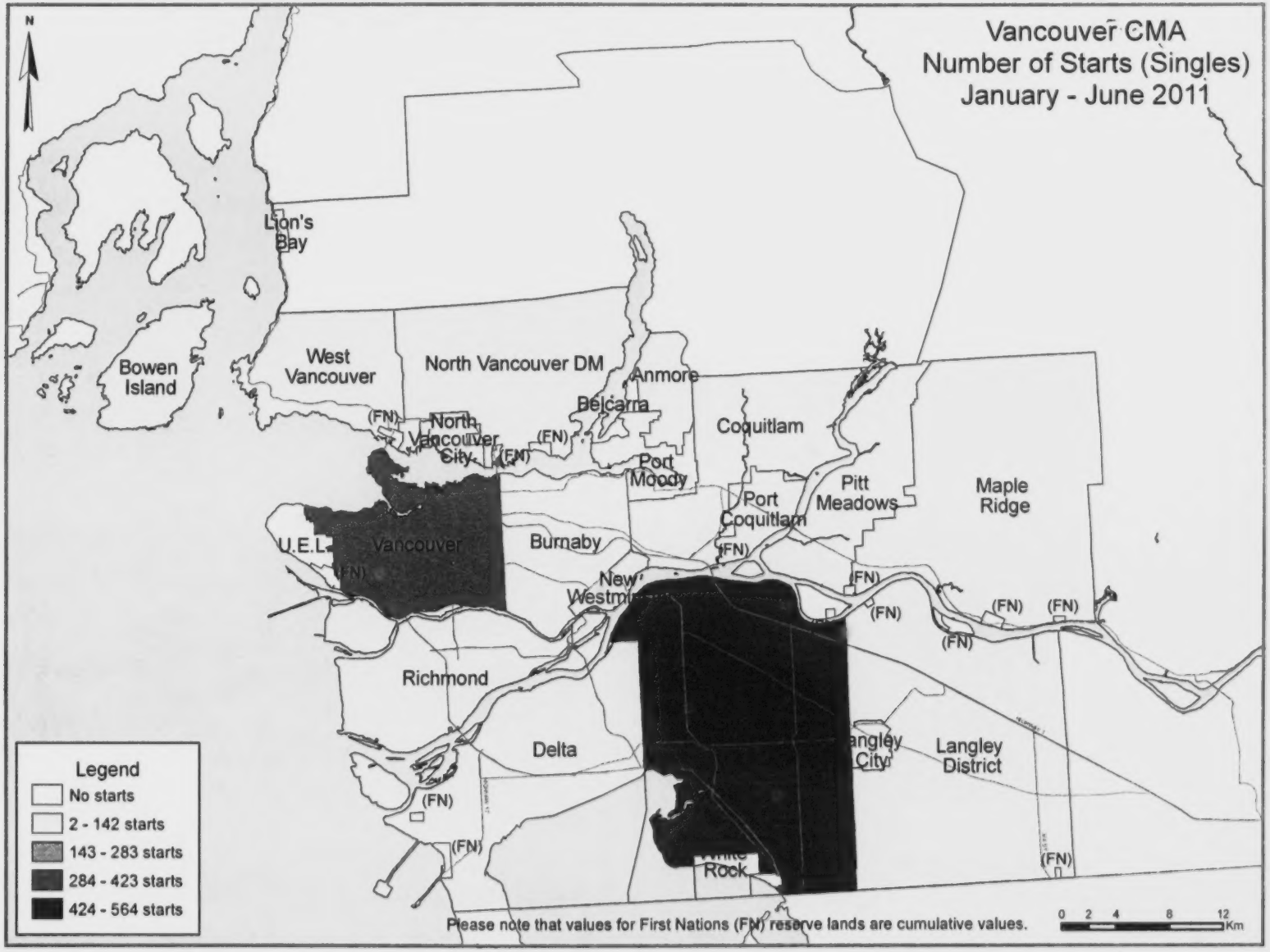
[2] MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

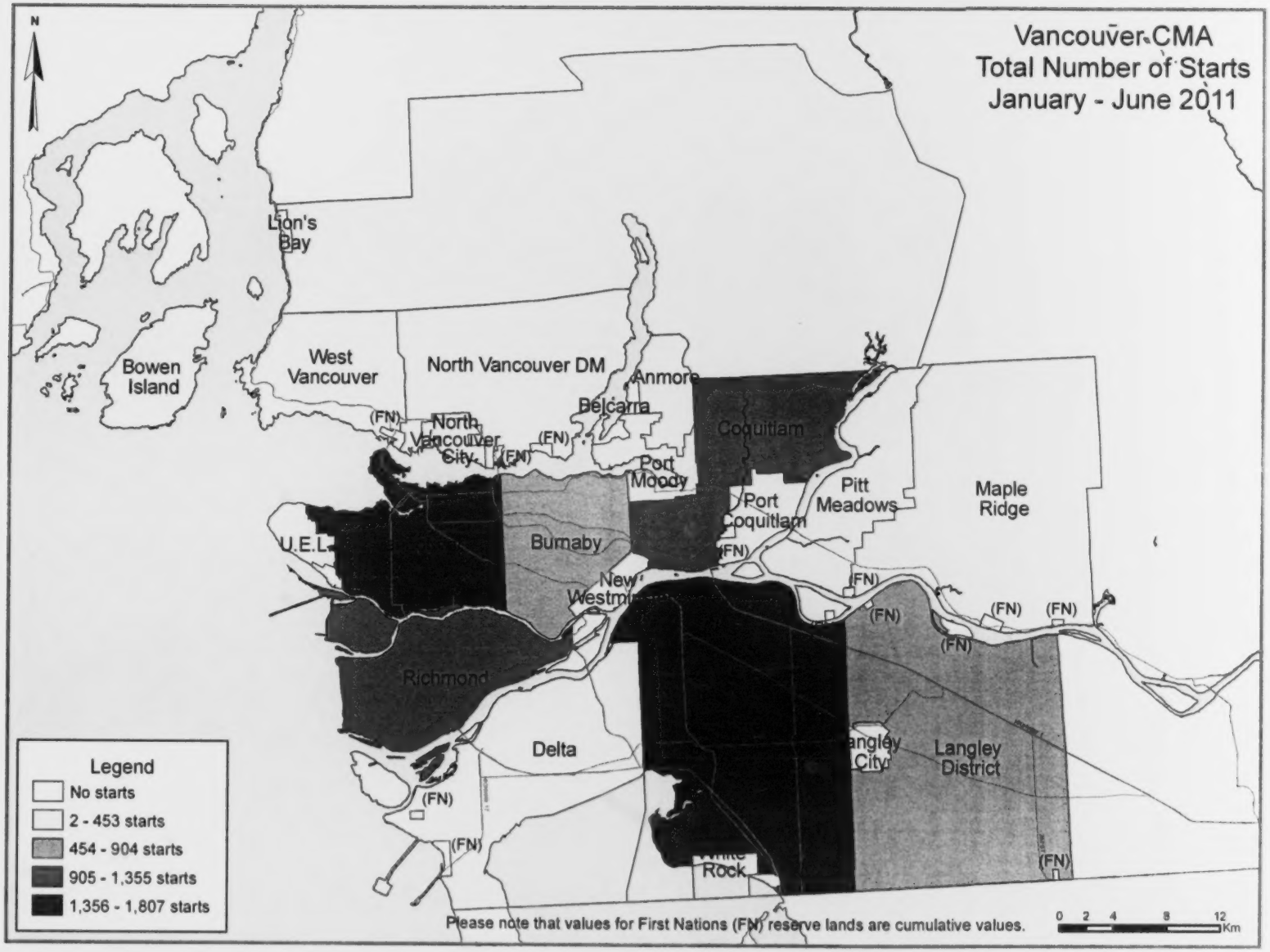

Vancouver CMA
Number of Starts (Multiples)
June 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
2 - 68 starts
69 - 134 starts
135 - 200 starts
201 - 267 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

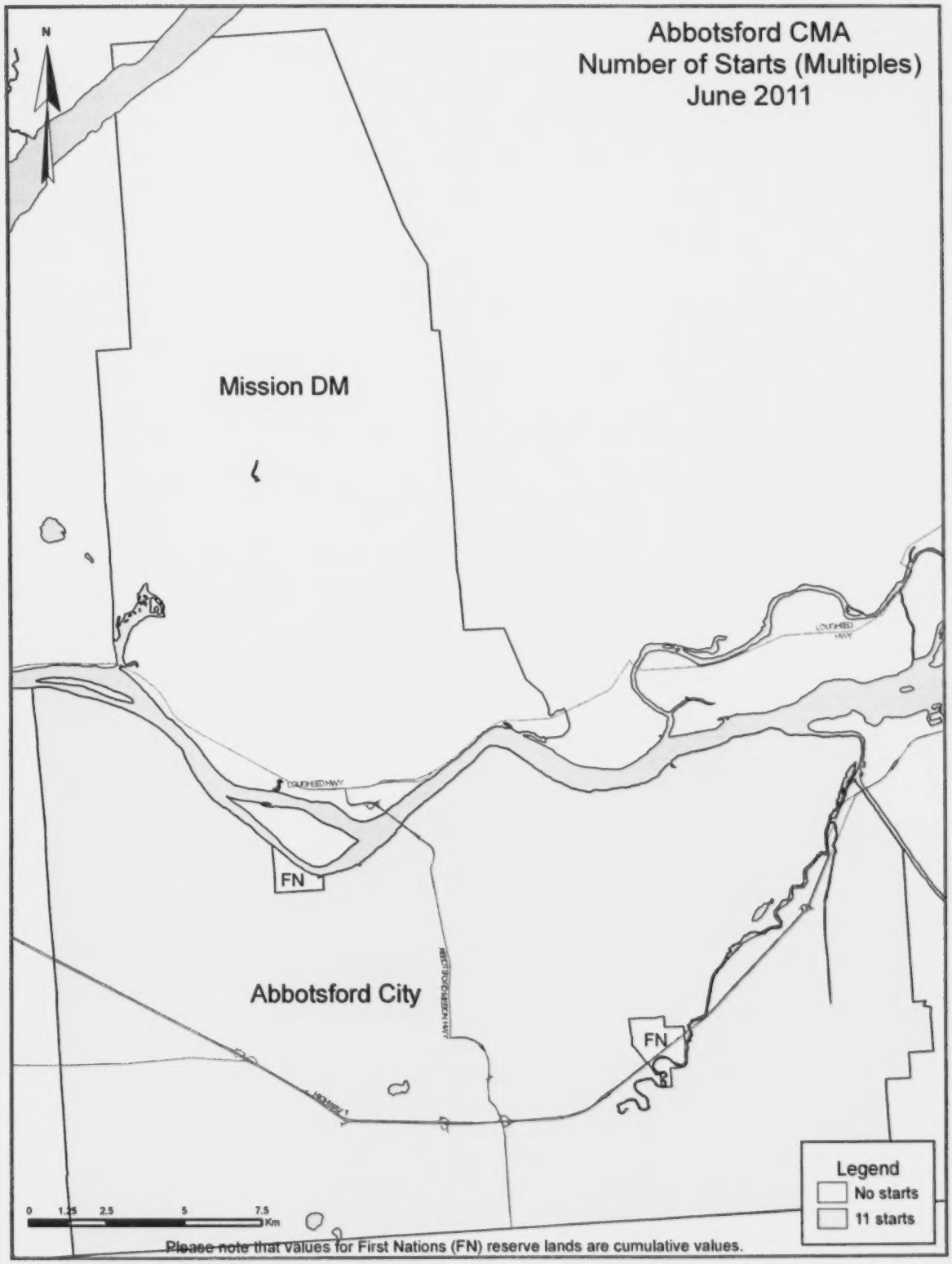

Vancouver CMA
Number of Starts (Singles)
June 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
1 - 39 starts
40 - 78 starts
79 - 116 starts
117 - 155 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12 Km

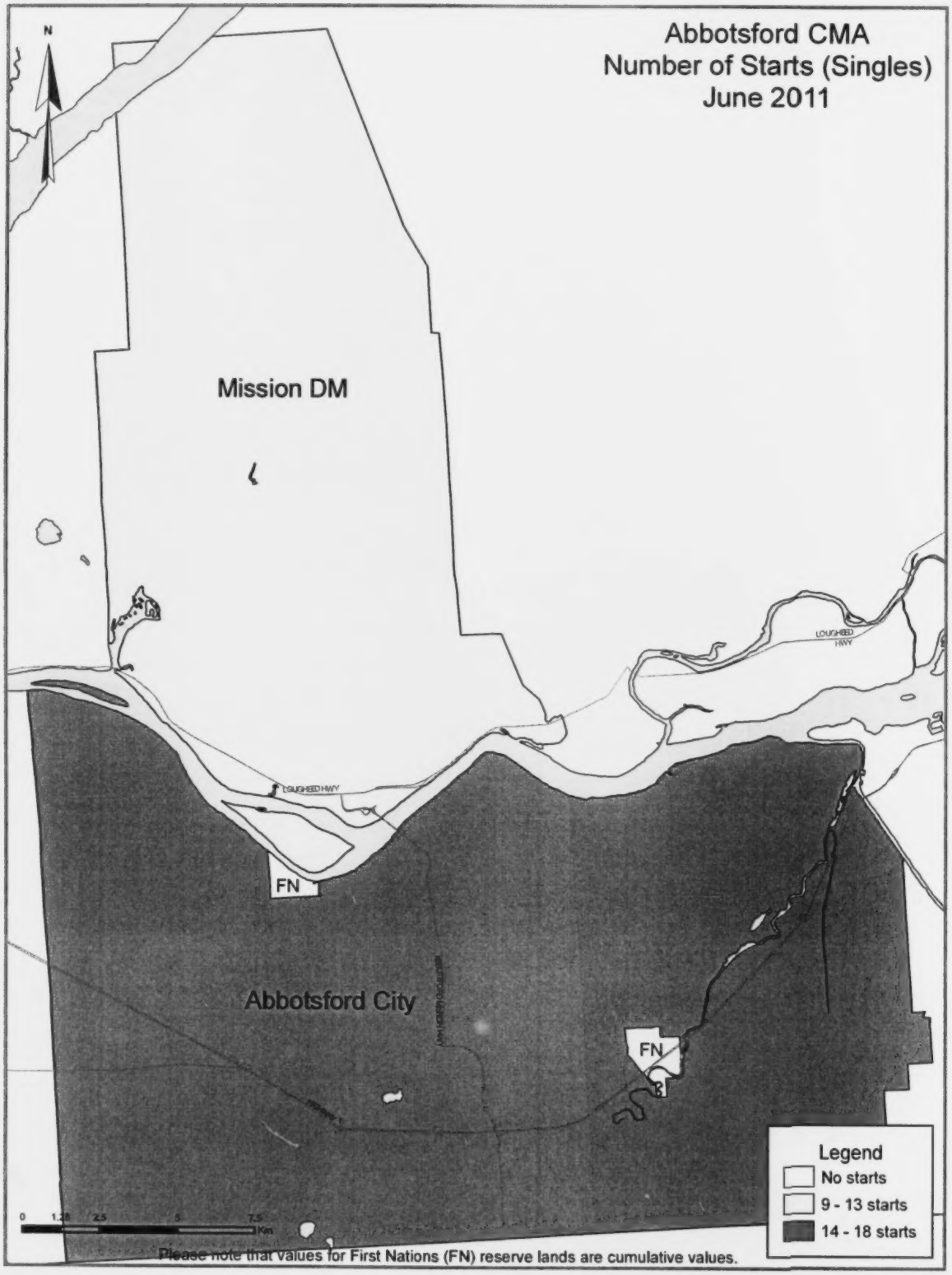

Vancouver CMA
Total Number of Starts
June 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
1 - 106 starts
107 - 211 starts
212 - 316 starts
317 - 422 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

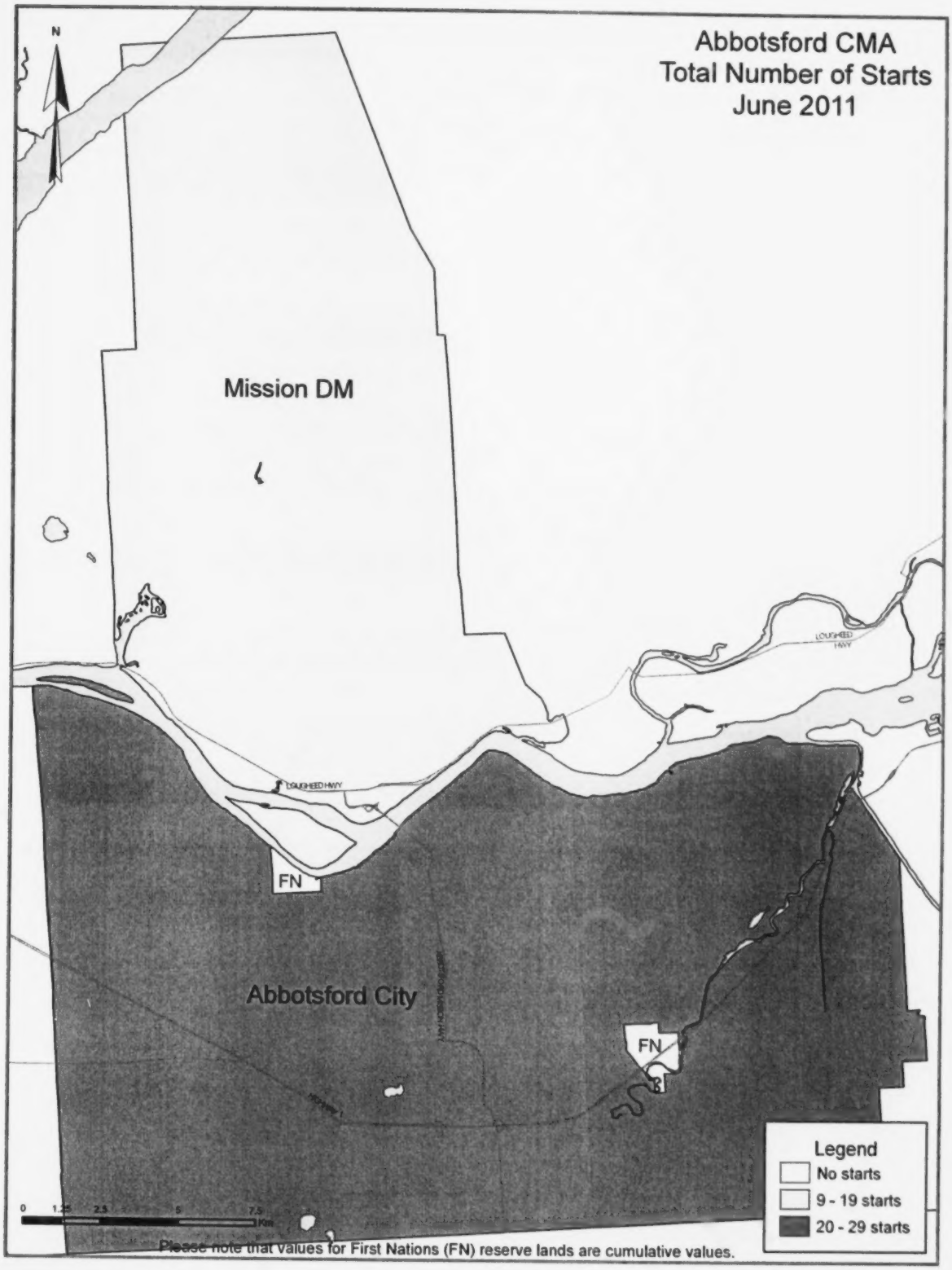

Vancouver CMA
Number of Starts (Multiples)
January - June 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westmi
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
5 - 372 starts
373 - 739 starts
740 - 1,106 starts
1,107 - 1,473 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

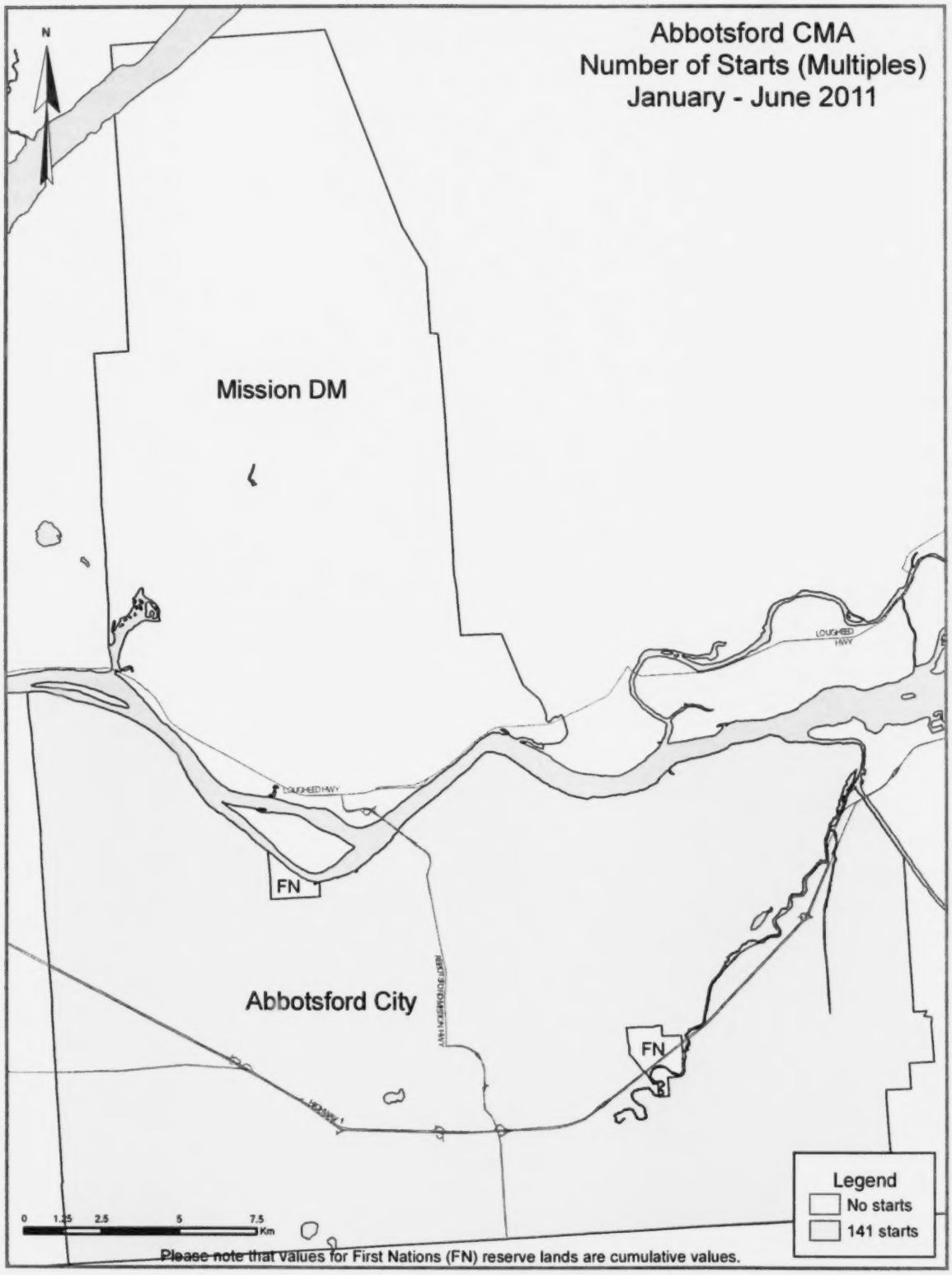

Vancouver CMA
Number of Starts (Singles)
January - June 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
2 - 142 starts
143 - 283 starts
284 - 423 starts
424 - 564 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12 Km

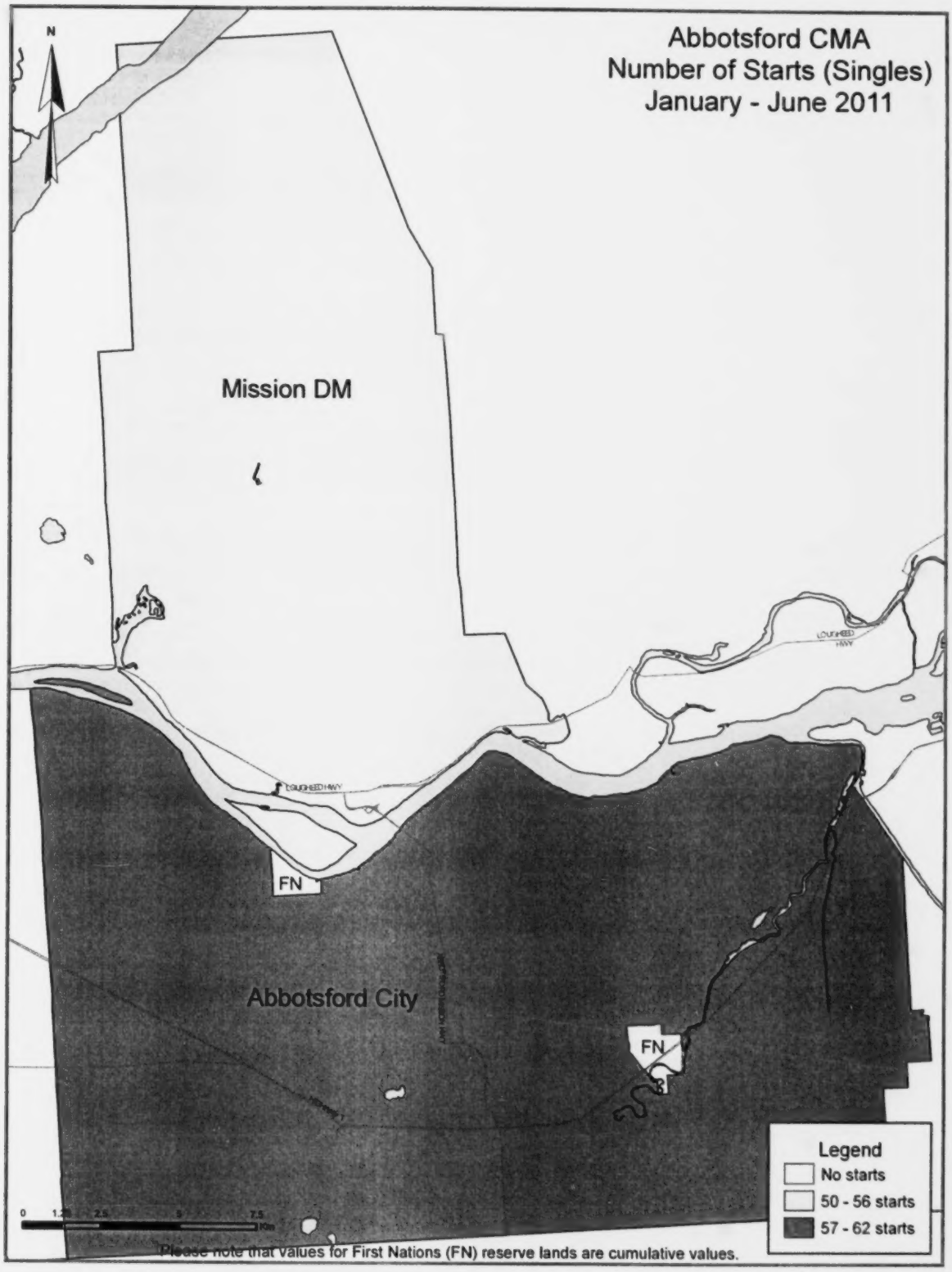

Vancouver CMA
Total Number of Starts
January - June 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(FN)
Legend
No starts
2 - 453 starts
454 - 904 starts
905 - 1,355 starts
1,356 - 1,807 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.
0 2 4 8 12
Km

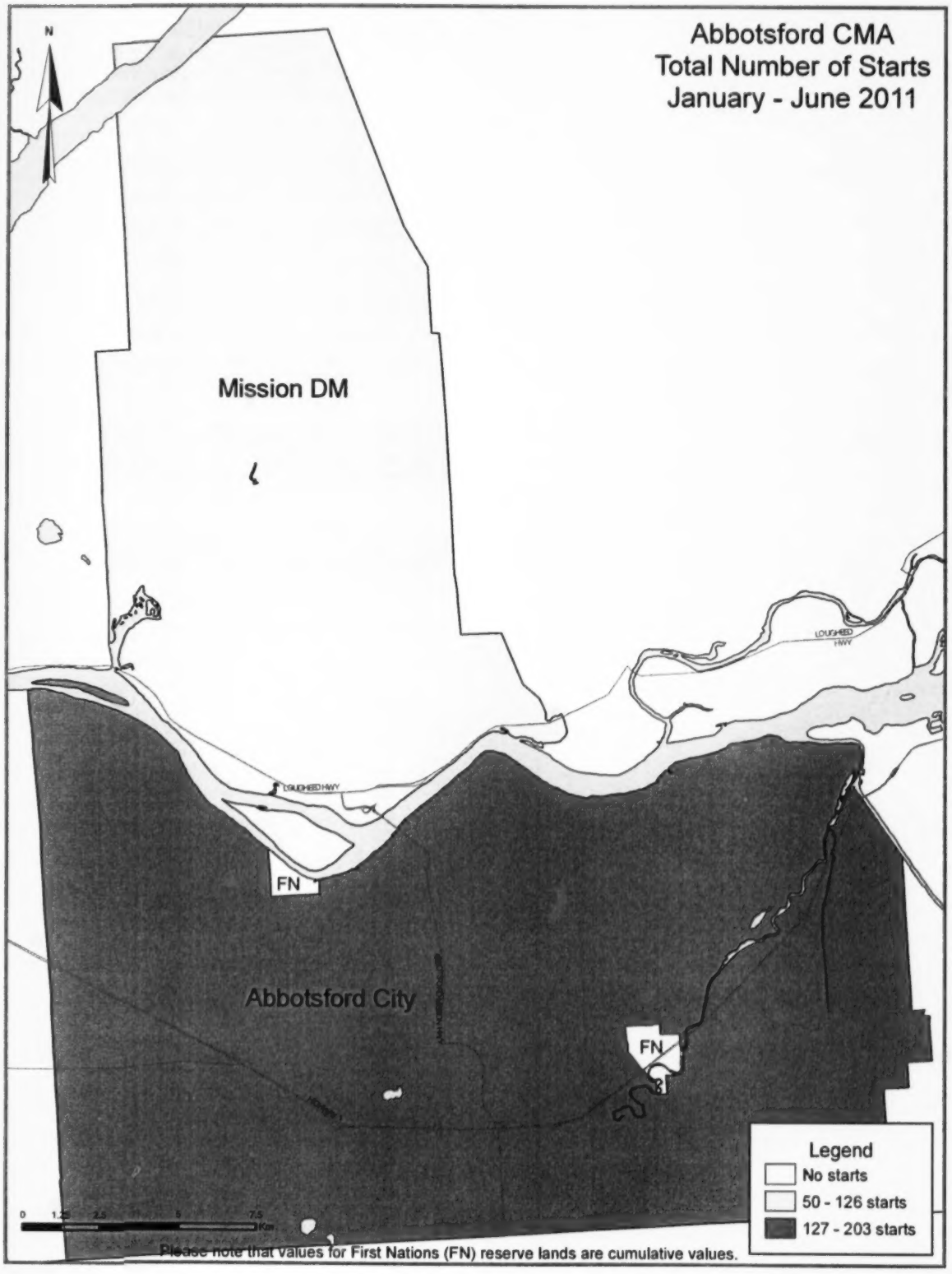

Abbotsford CMA
Number of Starts (Multiples)
June 2011
N
Mission DM
FN
Abbotsford City
FN
Legend
No starts
11 starts
0 1.25 2.5 5 7.5
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
June 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
9 - 13 starts
14 - 18 starts
0 1.25 2.5 5 7.5 Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Total Number of Starts
June 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
9 - 19 starts
20 - 29 starts
0 1.25 2.5 5 7.5
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - June 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
0 1.25 2.5 5 7.5 Km
Legend
No starts
141 starts
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - June 2011
N
Mission DM
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
50 - 56 starts
57 - 62 starts
0
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - June 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
FN
Abbotsford City
FN
Legend
No starts
50 - 126 starts
127 - 203 starts
0 1.25 2.5 5 7.5
Km
Please note that values for First Nations (FN) reserve lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2011	336	24	231	4	265	320	24	140	1,344
June 2010	418	28	94	12	151	520	14	13	1,250
% Change	-19.6	-14.3	145.7	-66.7	75.5	-38.5	71.4	**	7.5
Year-to-date 2011	1,512	146	833	17	1,600	3,216	130	1,018	8,472
Year-to-date 2010	2,277	134	658	32	1,028	2,213	64	475	6,881
% Change	-33.6	9.0	26.6	-46.9	55.6	45.3	103.1	114.3	23.1
UNDER CONSTRUCTION									
June 2011	2,942	246	1,453	22	2,294	9,286	221	1,349	17,813
June 2010	3,365	220	984	47	1,725	6,673	71	822	13,907
% Change	-12.6	11.8	47.7	-53.2	33.0	39.2	**	64.1	28.1
COMPLETIONS									
June 2011	328	22	128	0	288	340	12	112	1,230
June 2010	331	24	106	1	308	555	0	31	1,356
% Change	-0.9	-8.3	20.8	-100.0	-6.5	-38.7	n/a	**	-9.3
Year-to-date 2011	1,687	92	448	32	1,172	2,292	81	549	6,353
Year-to-date 2010	1,621	104	389	12	1,258	5,691	3	310	9,388
% Change	4.1	-11.5	15.2	166.7	-6.8	-59.7	**	77.1	-32.3
COMPLETED & NOT ABSORBED									
June 2011	673	80	179	0	444	1,530	5	192	3,103
June 2010	465	56	89	3	238	1,774	0	16	2,641
% Change	44.7	42.9	101.1	-100.0	86.6	-13.8	n/a	**	17.5
ABSORBED									
June 2011	325	17	115	2	269	475	13	5	1,221
June 2010	327	23	103	0	283	410	0	34	1,180
% Change	-0.6	-26.1	11.7	n/a	-4.9	15.9	n/a	-85.3	3.5
Year-to-date 2011	1,763	106	407	38	1,137	2,805	77	199	6,532
Year-to-date 2010	1,714	113	383	12	1,288	4,628	3	138	8,279
% Change	2.9	-6.2	6.3	**	-11.7	-39.4	**	44.2	-21.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
June 2011	22	8	0	0	27	80	0	0	137
June 2010	36	8	0	0	12	134	0	0	190
Delta									
June 2011	8	0	0	0	0	0	0	0	8
June 2010	16	0	0	0	15	0	0	0	31
Langley									
June 2011	17	0	53	1	16	0	0	0	87
June 2010	25	0	8	0	6	0	0	0	39
Maple Ridge / Pitt Meadows									
June 2011	18	0	0	0	2	0	0	0	20
June 2010	27	0	0	0	4	0	0	0	31
New Westminster									
June 2011	7	0	0	0	4	0	0	0	11
June 2010	11	2	0	9	0	32	0	0	54
North Vancouver									
June 2011	2	6	14	3	6	35	1	0	67
June 2010	7	0	4	0	0	0	0	0	11
Richmond									
June 2011	34	2	28	0	4	0	1	80	149
June 2010	34	0	22	0	17	63	0	0	136
Surrey									
June 2011	141	0	36	0	135	96	14	0	422
June 2010	189	0	0	3	74	108	0	13	387
Tri-Cities									
June 2011	38	0	40	0	65	0	0	0	143
June 2010	5	8	24	0	12	183	0	0	232
University Endowment Lands									
June 2011	0	0	0	0	0	0	0	60	60
June 2010	0	0	0	0	0	0	0	0	0
Vancouver City									
June 2011	34	8	58	0	6	109	8	0	223
June 2010	46	10	30	0	11	0	14	0	111
West Vancouver									
June 2011	10	0	0	0	0	0	0	0	10
June 2010	10	0	0	0	0	0	0	0	10
White Rock									
June 2011	3	0	2	0	0	0	0	0	5
June 2010	0	0	4	0	0	0	0	0	4
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2011	336	24	231	4	265	320	24	140	1,344
June 2010	418	28	94	12	151	520	14	13	1,250

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
June 2011	230	96	0	0	170	1,190	0	64	1,750
June 2010	177	58	0	0	84	1,097	5	70	1,491
Delta									
June 2011	91	8	18	0	7	56	2	2	184
June 2010	94	2	0	0	91	55	1	4	247
Langley									
June 2011	179	2	249	5	176	289	1	0	901
June 2010	160	4	106	0	156	131	1	0	558
Maple Ridge / Pitt Meadows									
June 2011	169	2	0	0	123	0	2	117	413
June 2010	217	0	0	0	137	165	1	2	522
New Westminster									
June 2011	48	0	0	0	42	204	0	97	391
June 2010	49	4	0	32	10	229	0	0	324
North Vancouver									
June 2011	72	8	74	6	39	523	1	198	921
June 2010	73	18	16	0	51	295	0	0	453
Richmond									
June 2011	323	12	304	3	367	836	8	230	2,083
June 2010	216	6	228	8	211	587	0	2	1,258
Surrey									
June 2011	871	8	82	6	793	1,583	28	50	3,421
June 2010	1,359	10	26	6	790	563	0	138	2,892
Tri-Cities									
June 2011	101	26	164	0	270	1,293	0	0	1,854
June 2010	180	14	171	0	70	364	0	50	849
University Endowment Lands									
June 2011	3	0	0	0	7	168	0	107	285
June 2010	6	0	0	0	2	108	0	134	250
Vancouver City									
June 2011	621	72	510	2	291	3,135	179	484	5,294
June 2010	622	92	387	1	123	3,049	63	420	4,757
West Vancouver									
June 2011	162	12	0	0	0	0	0	0	174
June 2010	130	12	0	0	0	0	0	0	142
White Rock									
June 2011	14	0	46	0	9	9	0	0	78
June 2010	16	0	48	0	0	30	0	0	94
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2011	2,942	246	1,453	22	2,294	9,286	221	1,349	17,813
June 2010	3,365	220	984	47	1,725	6,673	71	822	13,907

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
June 2011	28	14	0	0	28	26	0	0	96
June 2010	11	12	0	0	5	224	0	0	252
Delta									
June 2011	1	0	0	0	0	55	0	0	56
June 2010	23	0	0	0	12	51	0	3	89
Langley									
June 2011	11	0	26	0	41	0	3	0	81
June 2010	19	0	26	0	27	0	0	0	72
Maple Ridge / Pitt Meadows									
June 2011	17	0	0	0	9	0	0	0	26
June 2010	18	0	0	0	0	0	0	0	18
New Westminster									
June 2011	13	0	0	0	0	0	0	0	13
June 2010	0	0	0	0	0	194	0	0	194
North Vancouver									
June 2011	8	2	14	0	5	0	1	0	30
June 2010	7	0	4	1	54	0	0	0	66
Richmond									
June 2011	46	0	30	0	0	0	1	0	77
June 2010	24	0	26	0	0	0	0	0	50
Surrey									
June 2011	111	0	0	0	111	0	0	6	228
June 2010	177	0	18	0	137	0	0	28	360
Tri-Cities									
June 2011	29	0	24	0	84	0	0	1	138
June 2010	8	8	18	0	54	0	0	0	88
University Endowment Lands									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	0	0	0	0	0	1
Vancouver City									
June 2011	62	6	32	0	10	259	7	105	481
June 2010	31	4	4	0	19	86	0	0	144
West Vancouver									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	6	0	0	0	0	0	0	0	6
White Rock									
June 2011	1	0	2	0	0	0	0	0	3
June 2010	0	0	8	0	0	0	0	0	8
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2011	328	22	128	0	288	340	12	112	1,230
June 2010	331	24	106	1	308	555	0	31	1,356

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
June 2011	80	37	0	0	36	96	0	0	249
June 2010	39	15	0	0	2	33	0	0	89
Delta									
June 2011	11	0	0	0	9	15	0	0	35
June 2010	19	1	0	0	3	0	0	1	24
Langley									
June 2011	25	0	50	0	67	115	0	0	257
June 2010	18	2	34	2	21	49	0	0	126
Maple Ridge / Pitt Meadows									
June 2011	82	0	0	0	20	68	0	0	170
June 2010	41	0	0	0	8	24	0	0	73
New Westminster									
June 2011	20	2	0	0	0	72	0	0	94
June 2010	11	0	0	0	0	306	0	0	317
North Vancouver									
June 2011	12	4	8	0	22	144	0	0	190
June 2010	20	3	7	1	23	63	0	0	117
Richmond									
June 2011	30	3	30	0	35	12	0	1	111
June 2010	17	0	22	0	15	19	0	4	77
Surrey									
June 2011	243	0	2	0	166	449	0	35	895
June 2010	158	1	0	0	106	369	0	11	645
Tri-Cities									
June 2011	14	9	47	0	16	39	0	22	147
June 2010	9	2	15	0	22	116	0	0	164
University Endowment Lands									
June 2011	0	0	0	0	2	32	0	131	165
June 2010	0	0	0	0	4	15	0	0	19
Vancouver City									
June 2011	139	25	38	0	65	464	5	1	737
June 2010	94	32	0	0	30	742	0	0	898
West Vancouver									
June 2011	5	0	0	0	0	4	0	0	9
June 2010	30	0	0	0	2	19	0	0	51
White Rock									
June 2011	1	0	4	0	0	20	0	0	25
June 2010	2	0	11	0	2	19	0	0	34
Indian Reserves									
June 2011	0	0	0	0	6	0	0	0	6
June 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2011	673	80	179	0	444	1,530	5	192	3,103
June 2010	465	56	89	3	238	1,774	0	16	2,641

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
June 2011	22	7	0	0	26	23	0	0	78
June 2010	12	10	0	0	6	220	0	0	248
Delta									
June 2011	6	0	0	0	0	40	0	0	46
June 2010	14	0	0	0	12	51	0	2	79
Langley									
June 2011	13	0	24	0	40	10	3	0	90
June 2010	19	0	20	0	24	3	0	0	66
Maple Ridge / Pitt Meadows									
June 2011	19	0	0	2	1	16	0	0	38
June 2010	18	0	0	0	1	6	0	0	25
New Westminster									
June 2011	5	0	0	0	0	24	0	0	29
June 2010	1	0	0	0	0	13	0	0	14
North Vancouver									
June 2011	6	2	10	0	5	0	1	0	24
June 2010	7	0	0	0	51	3	0	0	61
Richmond									
June 2011	41	0	38	0	0	0	1	0	80
June 2010	31	1	18	0	0	0	0	0	50
Surrey									
June 2011	121	0	0	0	113	30	0	4	268
June 2010	176	0	24	0	128	20	0	32	380
Tri-Cities									
June 2011	33	0	17	0	78	0	0	1	129
June 2010	7	11	18	0	58	3	0	0	97
University Endowment Lands									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	0	1	2	0	0	4
Vancouver City									
June 2011	57	8	22	0	6	332	8	0	433
June 2010	25	1	14	0	2	86	0	0	128
West Vancouver									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	9	0	0	0	0	2	0	0	11
White Rock									
June 2011	1	0	4	0	0	0	0	0	5
June 2010	1	0	7	0	0	1	0	0	9
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
June 2011	325	17	115	2	269	475	13	5	1,221
June 2010	327	23	103	0	283	410	0	34	1,180

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Anmore	0	10	0	0	0	0	0	0	0	10	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	2	0	0	0	0	0	2	2	4	-50.0
Burnaby - Mountain	0	0	0	0	0	0	80	0	80	0	n/a
Burnaby - North	5	9	0	0	7	0	0	0	12	9	33.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	5	0	2	0	12	0	0	3	19	-84.2
Burnaby - Central Park	5	3	0	0	0	0	0	0	5	3	66.7
Burnaby - Remainder	9	19	8	6	20	0	0	134	37	159	-76.7
Burnaby Total	22	36	8	8	27	12	80	134	137	190	-27.9
Coquitlam	35	3	0	8	65	12	36	199	136	222	-38.7
Delta - Tsawwassen	4	2	0	0	0	0	0	0	4	2	100.0
Delta - Ladner	4	9	0	0	0	0	0	0	4	9	-55.6
Delta - North	0	5	0	0	0	15	0	0	0	20	-100.0
Delta	8	16	0	0	0	15	0	0	8	31	-74.2
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	18	24	0	0	19	6	50	8	87	38	128.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	24	2	4	0	0	0	0	19	28	-32.1
New Westminster	7	20	0	2	4	0	0	32	11	54	-79.6
North Vancouver City	5	0	12	0	0	0	10	4	27	4	**
North Vancouver DM	1	7	0	0	0	0	39	0	40	7	**
Pitt Meadows	1	3	0	0	0	0	0	0	1	3	-66.7
Port Coquitlam	2	1	0	0	0	0	4	8	6	9	-33.3
Port Moody	1	1	0	0	0	0	0	0	1	1	0.0
Richmond	35	34	2	2	4	15	108	85	149	136	9.6
Surrey - South	25	42	4	4	35	30	8	3	72	79	-8.9
Surrey - Cloverdale	50	46	4	4	24	0	10	7	88	57	54.4
Surrey - North	72	85	0	0	68	36	110	3	250	124	101.6
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	8	18	0	0	0	0	4	108	12	126	-90.5
Surrey Total	155	192	8	8	127	66	132	121	422	387	9.0
University Endowment Lands	0	0	0	0	0	0	60	0	60	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	1	0	2	0	0	0	0	1	3	-66.7
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	2	7	0	0	0	0	0	4	2	11	-81.8
Vancouver - Marpole	1	6	0	2	0	0	0	4	1	12	-91.7
Vancouver - Eastside	27	26	6	2	0	11	62	18	95	57	66.7
Vancouver - Mt. Pleasant	1	0	2	4	0	0	99	0	102	4	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	10	20	0	0	6	0	6	4	22	24	-8.3
Vancouver Total	42	60	8	10	6	11	167	30	223	111	100.9
West Vancouver	10	10	0	0	0	0	0	0	10	10	0.0
White Rock	3	0	0	0	0	0	2	4	5	4	25.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	364	444	40	42	252	137	688	627	1,344	1,250	7.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	2	19	0	0	0	0	0	0	2	19	-89.5
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	6	0	0	0	0	6	6	12	12	0.0
Burnaby - Mountain	1	0	0	0	0	0	155	0	156	0	n/a
Burnaby - North	40	34	10	2	7	4	13	0	70	40	75.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	14	27	24	8	18	12	0	37	56	84	-33.3
Burnaby - Central Park	11	18	10	10	0	26	0	0	21	54	-61.1
Burnaby - Remainder	62	59	32	36	104	5	198	357	396	457	-13.3
Burnaby Total	129	138	76	56	129	47	366	394	700	635	10.2
Coquitlam	90	92	14	14	219	40	585	392	908	538	68.8
Delta - Tsawwassen	9	11	0	0	0	0	0	55	9	66	-86.4
Delta - Ladner	10	32	2	6	0	0	2	3	14	41	-65.9
Delta - North	39	45	4	0	7	90	14	0	64	135	-52.6
Delta	58	88	6	6	7	90	16	58	87	242	-64.0
Langley City	3	1	0	0	0	0	119	69	122	70	74.3
Langley District	111	111	2	0	133	126	218	90	464	327	41.9
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	140	176	4	4	28	31	46	21	218	232	-6.0
New Westminster	32	70	2	4	23	10	131	129	188	213	-11.7
North Vancouver City	14	1	20	12	4	8	169	12	207	33	**
North Vancouver DM	14	32	0	2	11	20	281	129	306	183	67.2
Pitt Meadows	3	10	0	0	0	0	71	0	74	10	**
Port Coquitlam	6	3	0	2	0	7	18	22	24	34	-29.4
Port Moody	3	8	0	0	5	13	0	0	8	21	-61.9
Richmond	130	137	56	32	243	106	886	320	1,315	595	121.0
Surrey - South	126	258	30	8	148	128	60	14	364	408	-10.8
Surrey - Cloverdale	112	350	18	4	116	96	61	97	307	547	-43.9
Surrey - North	282	443	2	8	245	202	275	97	804	750	7.2
Surrey - Guildford	1	6	0	0	0	0	0	0	1	6	-83.3
Surrey - Whalley	43	56	0	2	23	0	265	108	331	166	99.4
Surrey Total	564	1,113	50	22	532	426	661	316	1,807	1,877	-3.7
University Endowment Lands	0	1	0	0	0	0	179	62	179	63	184.1
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	558	430	558	430	29.8
Vancouver - Kitsilano	5	4	2	6	6	15	196	0	209	25	**
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	7	5	0	0	0	0	0	51	7	56	-87.5
Vancouver - Kerrisdale	13	25	0	0	0	0	12	10	25	35	-28.6
Vancouver - Marpole	21	25	2	4	0	0	12	8	35	37	-5.4
Vancouver - Eastside	124	150	16	20	47	29	196	364	383	563	-32.0
Vancouver - Mt. Pleasant	3	0	14	8	27	0	244	230	288	238	21.0
Vancouver - Strath/Grand	1	0	0	0	0	0	0	128	1	128	-99.2
Vancouver - Westside	122	112	2	2	73	0	54	52	251	166	51.2
Vancouver Total	297	321	36	40	153	44	1,284	1,273	1,770	1,678	5.5
West Vancouver	49	44	0	0	0	0	0	0	49	44	11.4
White Rock	8	1	0	0	0	0	24	53	32	54	-40.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,659	2,373	266	194	1,487	968	5,060	3,346	8,472	6,881	23.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	80	0	0	0
Burnaby - North	7	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	20	0	0	0	0	134	0	0
Burnaby Total	27	12	0	0	80	134	0	0
Coquitlam	65	12	0	0	36	199	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	15	0	0	0	0	0	0
Delta	0	15	0	0	0	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	19	6	0	0	50	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	4	0	0	0	0	32	0	0
North Vancouver City	0	0	0	0	10	4	0	0
North Vancouver DM	0	0	0	0	39	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	4	8	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	15	0	0	28	85	80	0
Surrey - South	35	30	0	0	8	0	0	3
Surrey - Cloverdale	24	0	0	0	10	0	0	7
Surrey - North	68	36	0	0	110	0	0	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	4	108	0	0
Surrey Total	127	66	0	0	132	108	0	13
University Endowment Lands	0	0	0	0	0	0	60	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	4	0	0
Vancouver - Marpole	0	0	0	0	0	4	0	0
Vancouver - Eastside	0	11	0	0	62	18	0	0
Vancouver - Mt. Pleasant	0	0	0	0	99	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	6	0	0	0	6	4	0	0
Vancouver Total	6	11	0	0	167	30	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	4	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	252	137	0	0	548	614	140	13

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	4	0	2
Burnaby - Mountain	0	0	0	0	155	0	0	0
Burnaby - North	7	4	0	0	13	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	12	0	0	0	37	0	0
Burnaby - Central Park	0	26	0	0	0	0	0	0
Burnaby - Remainder	104	5	0	0	134	287	64	70
Burnaby Total	129	47	0	0	302	324	64	70
Coquitlam	219	40	0	0	583	342	2	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	2	0	0	3
Delta - North	7	90	0	0	14	0	0	0
Delta	7	90	0	0	16	55	0	3
Langley City	0	0	0	0	119	69	0	0
Langley District	133	126	0	0	218	90	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	28	31	0	0	0	21	46	0
New Westminster	23	10	0	0	131	129	0	0
North Vancouver City	4	8	0	0	169	12	0	0
North Vancouver DM	11	20	0	0	135	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	7	0	0	18	22	0	0
Port Moody	5	13	0	0	0	0	0	0
Richmond	243	106	0	0	662	320	224	0
Surrey - South	148	128	0	0	60	0	0	14
Surrey - Cloverdale	116	96	0	0	61	20	0	77
Surrey - North	245	202	0	0	239	70	36	27
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	23	0	0	0	265	108	0	0
Surrey Total	532	426	0	0	625	198	36	118
University Endowment Lands	0	0	0	0	0	62	179	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	226	148	204
Vancouver - Kitsilano	6	15	0	0	134	0	62	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	51	0	0
Vancouver - Kerrisdale	0	0	0	0	12	10	0	0
Vancouver - Marpole	0	0	0	0	12	8	0	0
Vancouver - Eastside	47	29	0	0	156	336	40	28
Vancouver - Mt. Pleasant	27	0	0	0	244	230	0	0
Vancouver - Strath/Grand	0	0	0	0	0	128	0	0
Vancouver - Westside	73	0	0	0	54	52	0	0
Vancouver Total	153	44	0	0	1,034	1,041	250	232
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	24	53	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,487	968	0	0	4,042	2,871	1,018	475

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Anmore	0	10	0	0	0	0	0	10
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	4	0	0	0	0	2	4
Burnaby - Mountain	0	0	80	0	0	0	80	0
Burnaby - North	5	9	7	0	0	0	12	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	7	0	12	0	0	3	19
Burnaby - Central Park	5	3	0	0	0	0	5	3
Burnaby - Remainder	17	25	20	134	0	0	37	159
Burnaby Total	30	44	107	146	0	0	137	190
Coquitlam	71	27	65	195	0	0	136	222
Delta - Tsawwassen	4	2	0	0	0	0	4	2
Delta - Ladner	4	9	0	0	0	0	4	9
Delta - North	0	5	0	15	0	0	0	20
Delta	8	16	0	15	0	0	8	31
Langley City	0	1	0	0	0	0	0	1
Langley District	70	32	17	6	0	0	87	38
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	24	2	4	0	0	19	28
New Westminster	7	13	4	41	0	0	11	54
North Vancouver City	17	4	9	0	1	0	27	4
North Vancouver DM	5	7	35	0	0	0	40	7
Pitt Meadows	1	3	0	0	0	0	1	3
Port Coquitlam	6	9	0	0	0	0	6	9
Port Moody	1	1	0	0	0	0	1	1
Richmond	64	56	4	80	81	0	149	136
Surrey - South	33	39	39	37	0	3	72	79
Surrey - Cloverdale	46	46	28	4	14	7	88	57
Surrey - North	86	85	164	36	0	3	250	124
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	12	18	0	108	0	0	12	126
Surrey Total	177	189	231	185	14	13	422	387
University Endowment Lands	0	0	0	0	60	0	60	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	3	0	0	0	0	1	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	10	0	0	1	1	2	11
Vancouver - Marpole	1	11	0	0	0	1	1	12
Vancouver - Eastside	78	40	10	11	7	6	95	57
Vancouver - Mt. Pleasant	3	4	99	0	0	0	102	4
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	16	18	6	0	0	6	22	24
Vancouver Total	100	86	115	11	8	14	223	111
West Vancouver	10	10	0	0	0	0	10	10
White Rock	5	4	0	0	0	0	5	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	591	540	589	683	164	27	1,344	1,250

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	2	19	0	0	0	0	2	19
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	12	10	0	0	0	2	12	12
Burnaby - Mountain	1	0	155	0	0	0	156	0
Burnaby - North	50	36	20	4	0	0	70	40
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	34	35	22	49	0	0	56	84
Burnaby - Central Park	21	28	0	26	0	0	21	54
Burnaby - Remainder	94	95	238	292	64	70	396	457
Burnaby Total	201	194	435	371	64	70	700	635
Coquitlam	202	190	704	298	2	50	908	538
Delta - Tsawwassen	9	11	0	55	0	0	9	66
Delta - Ladner	14	33	0	4	0	4	14	41
Delta - North	57	45	7	90	0	0	64	135
Delta	80	89	7	149	0	4	87	242
Langley City	3	1	119	69	0	0	122	70
Langley District	316	199	137	126	11	2	464	327
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	140	175	30	56	48	1	218	232
New Westminster	32	48	156	165	0	0	188	213
North Vancouver City	42	25	163	8	2	0	207	33
North Vancouver DM	34	32	126	151	146	0	306	183
Pitt Meadows	3	10	0	0	71	0	74	10
Port Coquitlam	14	27	10	7	0	0	24	34
Port Moody	3	8	5	13	0	0	8	21
Richmond	225	269	862	326	228	0	1,315	595
Surrey - South	146	255	218	139	0	14	364	408
Surrey - Cloverdale	110	370	178	100	19	77	307	547
Surrey - North	309	445	450	278	45	27	804	750
Surrey - Guildford	1	6	0	0	0	0	1	6
Surrey - Whalley	53	58	278	108	0	0	331	166
Surrey Total	619	1,134	1,124	625	64	118	1,807	1,877
University Endowment Lands	0	1	0	62	179	0	179	63
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	226	148	204	558	430
Vancouver - Kitsilano	7	10	140	15	62	0	209	25
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	7	3	0	49	0	4	7	56
Vancouver - Kerrisdale	21	32	0	0	4	3	25	35
Vancouver - Marpole	29	32	0	0	6	5	35	37
Vancouver - Eastside	238	224	58	286	87	53	383	563
Vancouver - Mt. Pleasant	17	8	271	230	0	0	288	238
Vancouver - Strath/Grand	1	128	0	0	0	0	1	128
Vancouver - Westside	149	123	76	20	26	23	251	166
Vancouver Total	482	560	955	826	333	292	1,770	1,678
West Vancouver	49	44	0	0	0	0	49	44
White Rock	32	33	0	21	0	0	32	54
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,491	3,069	4,833	3,273	1,148	539	8,472	6,881

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	1	2	0	0	0	0	0	2	1	4	-75.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	4	0	0	0	5	0	148	3	157	-98.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	0	6	0	0	0	0	2	9	-77.8
Burnaby - Central Park	3	1	0	0	0	0	26	0	29	1	**
Burnaby - Remainder	20	3	14	6	28	0	0	76	62	85	-27.1
Burnaby Total	28	11	14	12	28	5	26	224	96	252	-61.9
Coquitlam	26	7	0	8	41	54	21	18	88	87	1.1
Delta - Tsawwassen	1	3	0	0	0	0	55	0	56	3	**
Delta - Ladner	0	20	0	0	0	0	0	3	0	23	-100.0
Delta - North	0	0	0	0	0	12	0	51	0	63	-100.0
Delta	1	23	0	0	0	12	55	54	56	89	-37.1
Langley City	2	1	0	0	0	0	0	0	2	1	100.0
Langley District	12	18	0	4	41	23	26	26	79	71	11.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	17	0	0	9	0	0	0	26	17	52.9
New Westminster	13	0	0	0	0	0	0	194	13	194	-93.3
North Vancouver City	4	0	2	0	5	0	10	4	21	4	**
North Vancouver DM	5	8	0	6	0	48	4	0	9	62	-85.5
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	2	0	0	0	30	0	4	0	36	0	n/a
Port Moody	1	1	0	0	13	0	0	0	14	1	**
Richmond	47	24	0	0	0	0	30	26	77	50	54.0
Surrey - South	23	45	2	12	51	59	0	2	76	118	-35.6
Surrey - Cloverdale	30	61	0	4	6	37	5	40	41	142	-71.1
Surrey - North	44	68	0	0	39	17	1	4	84	89	-5.6
Surrey - Guildford	0	0	0	0	13	0	0	0	13	0	n/a
Surrey - Whalley	14	3	0	0	0	8	0	0	14	11	27.3
Surrey Total	111	177	2	16	109	121	6	46	228	360	-36.7
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	236	0	236	0	n/a
Vancouver - Kitsilano	1	0	0	0	0	0	0	74	1	74	-98.6
Vancouver - False Creek	0	0	0	0	0	19	0	0	0	19	-100.0
Vancouver - Granville/Oak	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	1	3	0	0	0	0	4	0	5	3	66.7
Vancouver - Marpole	3	12	0	4	0	0	4	0	7	16	-56.3
Vancouver - Eastside	39	12	6	0	10	0	17	4	72	16	**
Vancouver - Mt. Pleasant	0	0	0	0	0	0	125	0	125	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	12	0	12	-100.0
Vancouver - Westside	25	2	0	0	0	0	10	0	35	2	**
Vancouver Total	69	31	6	4	10	19	396	90	481	144	**
West Vancouver	0	6	0	0	0	0	0	0	0	6	-100.0
White Rock	1	0	0	0	0	0	2	8	3	8	-62.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	340	332	24	50	286	282	580	692	1,230	1,356	-9.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	6	7	0	0	0	0	0	0	6	7	-14.3
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	15	11	0	0	0	0	4	4	19	15	26.7
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	29	22	2	6	8	20	0	239	39	287	-86.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	12	15	0	10	12	0	0	33	24	58	-58.6
Burnaby - Central Park	22	6	4	12	0	0	26	0	52	18	188.9
Burnaby - Remainder	51	34	20	24	47	0	394	76	512	134	**
Burnaby Total	114	78	26	52	67	20	420	348	627	498	25.9
Coquitlam	89	49	22	12	111	115	162	575	384	751	-48.9
Delta - Tsawwassen	4	7	0	0	0	0	55	0	59	7	**
Delta - Ladner	11	36	0	0	0	0	0	4	11	40	-72.5
Delta - North	39	32	6	0	74	49	0	52	119	133	-10.5
Delta	54	75	6	0	74	49	55	56	189	180	5.0
Langley City	5	1	0	0	0	0	105	0	110	1	**
Langley District	81	95	0	6	228	107	86	218	395	426	-7.3
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	95	130	4	18	21	6	0	0	120	154	-22.1
New Westminster	55	32	2	0	0	0	59	592	116	624	-81.4
North Vancouver City	11	7	4	12	11	20	105	374	131	413	-68.3
North Vancouver DM	28	31	0	38	4	63	6	47	38	179	-78.8
Pitt Meadows	9	5	0	0	0	0	0	0	9	5	80.0
Port Coquitlam	5	4	4	0	35	42	34	88	78	134	-41.8
Port Moody	9	3	0	0	13	0	0	0	22	3	**
Richmond	102	76	8	2	73	178	183	591	366	847	-56.8
Surrey - South	172	192	26	46	200	189	0	276	398	703	-43.4
Surrey - Cloverdale	208	315	0	4	50	119	39	312	297	750	-60.4
Surrey - North	306	318	24	12	189	98	159	85	678	513	32.2
Surrey - Guildford	4	1	0	0	26	0	0	64	30	65	-53.8
Surrey - Whalley	68	45	2	0	0	30	0	568	70	643	-89.1
Surrey Total	758	871	52	62	465	436	198	1,305	1,473	2,674	-44.9
University Endowment Lands	2	4	0	2	0	0	134	91	136	97	40.2
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	0	0	0	0	0	4	1,078	309	1,078	313	**
Vancouver - Kitsilano	5	0	4	0	8	0	3	251	20	251	-92.0
Vancouver - False Creek	0	0	0	0	0	26	0	1,026	0	1,052	-100.0
Vancouver - Granville/Oak	2	2	0	0	0	0	2	21	4	23	-82.6
Vancouver - Kerrisdale	22	7	0	0	0	0	8	33	30	40	-25.0
Vancouver - Marpole	28	18	0	6	0	0	16	2	44	26	69.2
Vancouver - Eastside	98	60	12	2	13	6	186	46	309	114	171.1
Vancouver - Mt. Pleasant	2	1	8	10	0	30	125	6	135	47	187.2
Vancouver - Strath/Grand	0	0	2	2	0	0	0	12	2	14	-85.7
Vancouver - Westside	143	17	2	4	0	35	32	0	177	56	**
Vancouver Total	300	105	28	24	21	101	1,706	2,025	2,055	2,255	-8.9
West Vancouver	50	45	2	0	0	0	0	8	52	53	-1.9
White Rock	8	4	0	0	0	0	18	65	26	69	-62.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,797	1,636	158	228	1,123	1,137	3,275	6,387	6,353	9,388	-32.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	5	0	0	0	148	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	26	0	0	0
Burnaby - Remainder	28	0	0	0	0	76	0	0
Burnaby Total	28	5	0	0	26	224	0	0
Coquitlam	41	54	0	0	20	18	1	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	0	12	0	0	0	51	0	0
Delta	0	12	0	0	55	51	0	3
Langley City	0	0	0	0	0	0	0	0
Langley District	41	23	0	0	26	26	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	194	0	0
North Vancouver City	5	0	0	0	10	4	0	0
North Vancouver DM	0	48	0	0	4	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	30	0	0	0	4	0	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	0	0	0	0	30	26	0	0
Surrey - South	51	59	0	0	0	0	0	2
Surrey - Cloverdale	6	37	0	0	0	18	5	22
Surrey - North	39	17	0	0	0	0	1	4
Surrey - Guildford	13	0	0	0	0	0	0	0
Surrey - Whalley	0	8	0	0	0	0	0	0
Surrey Total	109	121	0	0	0	18	6	28
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	131	0	105	0
Vancouver - Kitsilano	0	0	0	0	0	74	0	0
Vancouver - False Creek	0	19	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	0	0	0
Vancouver - Marpole	0	0	0	0	4	0	0	0
Vancouver - Eastside	10	0	0	0	17	4	0	0
Vancouver - Mt. Pleasant	0	0	0	0	125	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	12	0	0
Vancouver - Westside	0	0	0	0	10	0	0	0
Vancouver Total	10	19	0	0	291	90	105	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	8	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	286	282	0	0	468	661	112	31

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	4	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	20	0	0	0	239	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	0	0	0	0	33	0	0
Burnaby - Central Park	0	0	0	0	26	0	0	0
Burnaby - Remainder	47	0	0	0	394	76	0	0
Burnaby Total	67	20	0	0	420	348	0	0
Coquitlam	111	115	0	0	110	575	52	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	4
Delta - North	74	49	0	0	0	51	0	1
Delta	74	49	0	0	55	51	0	5
Langley City	0	0	0	0	105	0	0	0
Langley District	228	107	0	0	86	218	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	6	0	0	0	0	0	0
New Westminster	0	0	0	0	27	592	32	0
North Vancouver City	11	20	0	0	105	374	0	0
North Vancouver DM	4	63	0	0	6	47	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	35	42	0	0	34	88	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	73	178	0	0	183	587	0	4
Surrey - South	200	189	0	0	0	269	0	7
Surrey - Cloverdale	50	119	0	0	2	219	37	93
Surrey - North	189	98	0	0	144	66	15	19
Surrey - Guildford	26	0	0	0	0	64	0	0
Surrey - Whalley	0	30	0	0	0	568	0	0
Surrey Total	465	436	0	0	146	1,186	52	119
University Endowment Lands	0	0	0	0	62	91	72	0
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	4	0	0	769	309	309	0
Vancouver - Kitsilano	8	0	0	0	3	251	0	0
Vancouver - False Creek	0	26	0	0	0	844	0	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	8	33	0	0
Vancouver - Marpole	0	0	0	0	16	2	0	0
Vancouver - Eastside	10	6	3	0	156	46	30	0
Vancouver - Mt. Pleasant	0	30	0	0	125	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	12	0	0
Vancouver - Westside	0	35	0	0	32	0	0	0
Vancouver Total	18	101	3	0	1,367	1,843	339	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	0	0	0	0	18	65	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,120	1,137	3	0	2,726	6,077	549	310

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	1	4	0	0	0	0	1	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	4	0	153	0	0	3	157
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	9	0	0	0	0	2	9
Burnaby - Central Park	3	1	26	0	0	0	29	1
Burnaby - Remainder	34	9	28	76	0	0	62	85
Burnaby Total	42	23	54	229	0	0	96	252
Coquitlam	46	33	41	54	1	0	88	87
Delta - Tsawwassen	1	3	55	0	0	0	56	3
Delta - Ladner	0	20	0	0	0	3	0	23
Delta - North	0	0	0	63	0	0	0	63
Delta	1	23	55	63	0	3	56	89
Langley City	2	1	0	0	0	0	2	1
Langley District	35	44	41	27	3	0	79	71
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	17	9	0	0	0	26	17
New Westminster	13	0	0	194	0	0	13	194
North Vancouver City	15	4	5	0	1	0	21	4
North Vancouver DM	9	7	0	55	0	0	9	62
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	6	0	30	0	0	0	36	0
Port Moody	1	1	13	0	0	0	14	1
Richmond	76	50	0	0	1	0	77	50
Surrey - South	23	45	53	71	0	2	76	118
Surrey - Cloverdale	30	79	6	41	5	22	41	142
Surrey - North	44	68	39	17	1	4	84	89
Surrey - Guildford	0	0	13	0	0	0	13	0
Surrey - Whalley	14	3	0	8	0	0	14	11
Surrey Total	111	195	111	137	6	28	228	360
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	131	0	105	0	236	0
Vancouver - Kitsilano	1	0	0	74	0	0	1	74
Vancouver - False Creek	0	0	0	19	0	0	0	19
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	5	3	0	0	0	0	5	3
Vancouver - Marpole	6	16	0	0	1	0	7	16
Vancouver - Eastside	57	16	13	0	2	0	72	16
Vancouver - Mt. Pleasant	0	0	125	0	0	0	125	0
Vancouver - Strath/Grand	0	0	0	12	0	0	0	12
Vancouver - Westside	31	2	0	0	4	0	35	2
Vancouver Total	100	39	269	105	112	0	481	144
West Vancouver	0	6	0	0	0	0	0	6
White Rock	3	8	0	0	0	0	3	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	478	461	628	864	124	31	1,230	1,356

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Belcarra													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	1	8.3	4	33.3	1	8.3	1	8.3	5	41.7	12	750,000	876,167
Year-to-date 2010	0	0.0	1	10.0	1	10.0	7	70.0	1	10.0	10	800,000	790,000
Burnaby													
June 2011	0	0.0	0	0.0	2	9.1	8	36.4	12	54.5	22	1,018,000	1,010,150
June 2010	0	0.0	0	0.0	4	33.3	3	25.0	5	41.7	12	915,944	964,974
Year-to-date 2011	0	0.0	0	0.0	15	15.2	38	38.4	46	46.5	99	994,600	1,014,594
Year-to-date 2010	0	0.0	0	0.0	25	27.8	38	42.2	27	30.0	90	889,900	960,353
Coquitlam													
June 2011	0	0.0	3	10.0	20	66.7	3	10.0	4	13.3	30	740,103	781,450
June 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2011	0	0.0	4	4.3	60	63.8	10	10.6	20	21.3	94	749,950	824,004
Year-to-date 2010	0	0.0	11	21.6	25	49.0	6	11.8	9	17.6	51	689,900	821,392
Delta													
June 2011	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
June 2010	0	0.0	1	7.1	8	57.1	3	21.4	2	14.3	14	750,000	849,207
Year-to-date 2011	1	1.4	2	2.8	33	45.8	30	41.7	6	8.3	72	799,950	839,062
Year-to-date 2010	1	1.4	18	24.7	29	39.7	17	23.3	8	11.0	73	749,000	798,085
Langley City													
June 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
June 2011	0	0.0	9	75.0	1	8.3	0	0.0	2	16.7	12	619,500	731,797
June 2010	0	0.0	13	68.4	4	21.1	0	0.0	2	10.5	19	599,000	726,270
Year-to-date 2011	3	4.0	37	49.3	21	28.0	7	9.3	7	9.3	75	639,900	745,262
Year-to-date 2010	0	0.0	59	57.8	20	19.6	9	8.8	14	13.7	102	629,450	757,521

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
June 2011	10	47.6	10	47.6	1	4.8	0	0.0	0	0.0	21	529,800	521,110
June 2010	8	47.1	9	52.9	0	0.0	0	0.0	0	0.0	17	510,000	523,012
Year-to-date 2011	24	27.0	45	50.6	17	19.1	3	3.4	0	0.0	89	549,900	569,688
Year-to-date 2010	44	30.8	90	62.9	9	6.3	0	0.0	0	0.0	143	549,900	548,944
New Westminster													
June 2011	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--
June 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	22	37.3	26	44.1	5	8.5	5	8.5	1	1.7	59	518,127	573,369
Year-to-date 2010	0	0.0	20	71.4	4	14.3	3	10.7	1	3.6	28	625,000	660,055
North Vancouver City													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
North Vancouver DM													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2010	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	20.6	27	79.4	34	1,447,000	1,593,494
Year-to-date 2010	1	4.2	0	0.0	1	4.2	1	4.2	21	87.5	24	1,532,000	1,509,563
Pitt Meadows													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	582,000	578,802
Year-to-date 2010	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	--	--
Port Coquitlam													
June 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Port Moody													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	11.1	3	33.3	5	55.6	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Richmond													
June 2011	0	0.0	0	0.0	2	4.9	4	9.8	35	85.4	41	1,788,800	1,730,994
June 2010	0	0.0	0	0.0	0	0.0	3	9.7	28	90.3	31	1,228,000	1,384,413
Year-to-date 2011	0	0.0	0	0.0	3	3.1	10	10.2	85	86.7	98	1,500,000	1,555,977
Year-to-date 2010	0	0.0	3	3.1	6	6.1	17	17.3	72	73.5	98	1,000,000	1,218,571

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
June 2011	9	7.4	47	38.8	40	33.1	15	12.4	10	8.3	121	682,812	731,420
June 2010	10	5.7	101	57.4	32	18.2	24	13.6	9	5.1	176	609,450	736,267
Year-to-date 2011	66	7.9	354	42.2	249	29.7	126	15.0	44	5.2	839	649,900	704,413
Year-to-date 2010	47	5.4	515	59.1	198	22.7	81	9.3	31	3.6	872	599,000	668,187
University Endowment Lands													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Vancouver City													
June 2011	0	0.0	0	0.0	0	0.0	28	49.1	29	50.9	57	1,000,000	1,806,246
June 2010	0	0.0	0	0.0	0	0.0	10	40.0	15	60.0	25	1,000,000	1,521,712
Year-to-date 2011	0	0.0	0	0.0	3	1.4	64	29.8	148	68.8	215	2,405,000	2,271,549
Year-to-date 2010	0	0.0	0	0.0	5	3.6	48	34.8	85	61.6	138	1,044,000	1,763,983
West Vancouver													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	3,120,000	3,186,337
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	3,200,000	3,386,491
White Rock													
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	3	30.0	1	10.0	6	60.0	10	1,347,500	1,257,863
Year-to-date 2010	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Indian Reserves													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
June 2011	19	5.8	70	21.5	68	20.9	66	20.2	103	31.6	326	805,909	1,086,342
June 2010	18	5.5	125	38.5	48	14.8	47	14.5	87	26.8	325	700,000	989,939
Year-to-date 2011	117	6.5	485	27.1	413	23.1	308	17.2	465	26.0	1,788	762,331	1,059,372
Year-to-date 2010	94	5.5	723	42.4	328	19.2	230	13.5	331	19.4	1,706	659,900	894,210

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2011						
Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	876,167	790,000	10.9
Burnaby Total	1,010,150	964,974	4.7	1,014,594	960,353	5.6
Coquitlam	781,450	--	n/a	824,004	821,392	0.3
Delta	--	849,207	n/a	839,062	798,085	5.1
Langley City	--	--	n/a	--	--	n/a
Langley District	731,797	726,270	0.8	745,262	757,521	-1.6
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	521,110	523,012	-0.4	569,688	548,944	3.8
New Westminster	--	--	n/a	573,369	660,055	-13.1
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,593,494	1,509,563	5.6
Pitt Meadows	--	--	n/a	578,802	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,730,994	1,384,413	25.0	1,555,977	1,218,571	27.7
Surrey Total	731,420	736,267	-0.7	704,413	668,187	5.4
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,806,246	1,521,712	18.7	2,271,549	1,763,983	28.8
West Vancouver	--	--	n/a	3,186,337	3,386,491	-5.9
White Rock	--	--	n/a	1,257,863	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,086,342	989,939	9.7	1,059,372	894,210	18.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
June 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May	1,575	6,129	26%	1,223,421	579	2,315	25%	555,057	1,228	6,212	20%	465,422
	June	1,473	6,253	24%	1,215,265	525	2,403	22%	554,763	1,266	6,450	20%	445,981
	July												
	August												
	September												
	October												
	November												
	December												
	Q2 2010	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q2 2011	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	YTD 2010	6,793	5,967	19%	977,597	3,012	2,075	24%	542,102	7,328	6,310	20%	431,668
	YTD 2011	8,454	5,433	26%	1,188,585	3,191	2,109	25%	564,906	7,236	5,695	21%	459,353

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Second Quarter 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4	2,950	7,059	14%	970,291	1,317	2,461	18%	552,808	3,173	6,953	15%	433,792
2011	Q1	3,998	4,757	27%	1,159,397	1,465	1,910	25%	568,862	3,541	5,157	22%	453,864
	Q2	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	Q3												
	Q4												
	YTD 2010	6,793	5,967	19%	977,597	3,012	2,075	24%	542,102	7,328	6,310	20%	431,668
	YTD 2011	8,454	5,433	26%	1,188,585	3,191	2,109	25%	564,906	7,236	5,695	21%	459,353

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta., Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
June 2011

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	98.2	113.1	1,208	7.9	66.5	821
	February	604	3.60	5.39	98.7	113.9	1,209	7.8	66.4	824
	March	631	3.60	5.85	99.3	113.6	1,205	7.8	66.1	825
	April	655	3.80	6.25	99.7	114.2	1,206	7.6	65.9	827
	May	639	3.70	5.99	99.9	114.6	1,207	7.6	65.9	837
	June	633	3.60	5.89	99.8	114.5	1,212	7.6	66.0	841
	July	627	3.50	5.79	99.0	115.7	1,219	7.5	66.2	845
	August	604	3.30	5.39	99.0	115.7	1,226	7.4	66.4	846
	September	604	3.30	5.39	98.6	115.6	1,232	7.3	66.5	847
	October	598	3.20	5.29	98.7	116.1	1,235	7.3	66.6	849
	November	607	3.35	5.44	98.5	116.0	1,232	7.2	66.3	842
	December	592	3.35	5.19	98.4	115.5	1,231	7.3	66.2	835
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,226	8.1	66.3	830
	March	601	3.50	5.34	98.7	117.0	1,226	8.2	66.3	832
	April	621	3.70	5.69	98.9	117.2	1,231	8.4	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,241	7.6	66.5	842
	June	604	3.50	5.39		117.5	1,246	7.2	66.4	851
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2011	27	0	4	0	7	0	0	0	38
June 2010	30	0	0	0	0	0	2	0	32
% Change	-10.0	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	18.8
Year-to-date 2011	110	0	20	1	34	87	1	0	253
Year-to-date 2010	190	0	38	1	7	0	2	0	238
% Change	-42.1	n/a	-47.4	0.0	**	n/a	-50.0	n/a	6.3
UNDER CONSTRUCTION									
June 2011	135	2	50	2	75	87	5	0	356
June 2010	210	0	56	2	39	157	3	0	467
% Change	-35.7	n/a	-10.7	0.0	92.3	-44.6	66.7	n/a	-23.8
COMPLETIONS									
June 2011	21	0	4	0	0	0	0	0	25
June 2010	36	0	4	3	0	0	0	0	43
% Change	-41.7	n/a	0.0	-100.0	n/a	n/a	n/a	n/a	-41.9
Year-to-date 2011	147	0	38	1	47	0	0	0	233
Year-to-date 2010	146	0	48	16	12	136	0	0	358
% Change	0.7	n/a	-20.8	-93.8	**	-100.0	n/a	n/a	-34.9
COMPLETED & NOT ABSORBED									
June 2011	86	0	7	0	14	37	0	0	144
June 2010	73	0	10	2	20	41	0	0	146
% Change	17.8	n/a	-30.0	-100.0	-30.0	-9.8	n/a	n/a	-1.4
ABSORBED									
June 2011	27	0	4	0	1	12	0	0	44
June 2010	41	0	3	4	2	15	0	0	65
% Change	-34.1	n/a	33.3	-100.0	-50.0	-20.0	n/a	n/a	-32.3
Year-to-date 2011	147	0	36	3	48	41	0	0	275
Year-to-date 2010	155	0	41	16	28	169	0	0	409
% Change	-5.2	n/a	-12.2	-81.3	71.4	-75.7	n/a	n/a	-32.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
June 2011	18	0	4	0	7	0	0	0	29
June 2010	27	0	0	0	0	0	2	0	29
Mission DM									
June 2011	9	0	0	0	0	0	0	0	9
June 2010	3	0	0	0	0	0	0	0	3
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
June 2011	27	0	4	0	7	0	0	0	38
June 2010	30	0	0	0	0	0	2	0	32
UNDER CONSTRUCTION									
Abbotsford City									
June 2011	74	0	50	2	75	87	5	0	293
June 2010	162	0	56	2	39	157	3	0	419
Mission DM									
June 2011	61	2	0	0	0	0	0	0	63
June 2010	48	0	0	0	0	0	0	0	48
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
June 2011	135	2	50	2	75	87	5	0	356
June 2010	210	0	56	2	39	157	3	0	467
COMPLETIONS									
Abbotsford City									
June 2011	14	0	4	0	0	0	0	0	18
June 2010	21	0	4	3	0	0	0	0	28
Mission DM									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	15	0	0	0	0	0	0	0	15
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
June 2011	21	0	4	0	0	0	0	0	25
June 2010	36	0	4	3	0	0	0	0	43

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
June 2011	66	0	7	0	12	33	0	0	118
June 2010	47	0	10	2	9	37	0	0	105
Mission DM									
June 2011	20	0	0	0	2	4	0	0	26
June 2010	26	0	0	0	11	4	0	0	41
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
June 2011	86	0	7	0	14	37	0	0	144
June 2010	73	0	10	2	20	41	0	0	146
ABSORBED									
Abbotsford City									
June 2011	22	0	4	0	1	12	0	0	39
June 2010	30	0	3	4	2	15	0	0	54
Mission DM									
June 2011	5	0	0	0	0	0	0	0	5
June 2010	11	0	0	0	0	0	0	0	11
Indian Reserves									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
June 2011	27	0	4	0	1	12	0	0	44
June 2010	41	0	3	4	2	15	0	0	65

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Abbotsford City	18	29	0	0	7	0	4	0	29	29	0.0
Mission DM	9	3	0	0	0	0	0	0	9	3	200.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	27	32	0	0	7	0	4	0	38	32	18.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	62	145	0	0	34	7	107	38	203	190	6.8
Mission DM	50	48	0	0	0	0	0	0	50	48	4.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	112	193	0	0	34	7	107	38	253	238	6.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Abbotsford City	7	0	0	0	4	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	7	0	0	0	4	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	34	7	0	0	107	38	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	34	7	0	0	107	38	0	0

Table 2.4: Starts by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Abbotsford City	22	27	7	0	0	2	29	29
Mission DM	9	3	0	0	0	0	9	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	31	30	7	0	0	2	38	32

Table 2.5: Starts by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	80	180	122	8	1	2	203	190
Mission DM	50	48	0	0	0	0	50	48
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsord CMA	130	228	122	8	1	2	253	238

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Abbotsford City	14	24	0	0	0	0	4	4	18	28	-35.7
Mission DM	7	15	0	0	0	0	0	0	7	15	-53.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	21	39	0	0	0	0	4	4	25	43	-41.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	111	98	6	6	41	6	38	184	196	294	-33.3
Mission DM	37	64	0	0	0	0	0	0	37	64	-42.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	148	162	6	6	41	6	38	184	233	358	-34.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Abbotsford City	0	0	0	0	4	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	4	4	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	41	6	0	0	38	184	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	41	6	0	0	38	184	0	0

Table 3.4: Completions by Submarket and by Intended Market
June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Abbotsford City	18	25	0	3	0	0	18	28
Mission DM	7	15	0	0	0	0	7	15
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	25	40	0	3	0	0	25	43

Table 3.5: Completions by Submarket and by Intended Market
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	148	130	48	164	0	0	196	294
Mission DM	37	64	0	0	0	0	37	64
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsord CMA	185	194	48	164	0	0	233	358

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
June 2011	2	9.1	7	31.8	8	36.4	4	18.2	1	4.5	22	609,900	584,968
June 2010	0	0.0	13	38.2	7	20.6	2	5.9	7	20.6	34	570,000	637,797
Year-to-date 2011	7	6.0	38	32.8	11	9.5	17	14.7	11	9.5	116	569,900	599,899
Year-to-date 2010	3	2.8	41	38.0	13	12.0	10	9.3	13	12.0	108	566,500	603,325
Mission DM													
June 2011	0	0.0	3	60.0	0	0.0	1	20.0	0	0.0	5	--	--
June 2010	6	54.5	5	45.5	0	0.0	0	0.0	0	0.0	11	444,900	449,509
Year-to-date 2011	10	29.4	17	50.0	0	0.0	4	11.8	0	0.0	34	469,450	500,921
Year-to-date 2010	29	46.0	32	50.8	0	0.0	1	1.6	0	0.0	63	459,900	457,537
Indian Reserves													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford CMA													
June 2011	2	7.4	10	37.0	1	3.7	5	18.5	1	3.7	27	569,000	579,896
June 2010	6	13.3	18	40.0	7	15.6	2	4.4	7	15.6	45	549,900	591,771
Year-to-date 2011	17	11.3	55	36.7	11	7.3	21	14.0	11	7.3	150	561,000	577,464
Year-to-date 2010	32	18.7	73	42.7	13	7.6	11	6.4	13	7.6	171	539,000	549,613

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2011

Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	584,968	637,797	-8.3	599,899	603,325	-0.6
Mission DM	--	449,509	n/a	500,921	457,537	9.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	579,896	591,771	-2.0	577,464	549,613	5.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	905	150.7	1,526	2,572	2,795	54.6	433,971	8.3	452,208
	February	1,119	74.0	1,275	2,573	2,645	48.2	436,157	11.2	445,202
	March	1,458	56.4	1,306	3,073	2,449	53.3	455,947	16.1	461,389
	April	1,677	37.5	1,310	3,453	2,861	45.8	454,557	11.1	453,049
	May	1,403	-0.8	1,128	3,137	2,559	44.1	457,651	9.1	453,948
	June	1,681	-10.4	1,208	2,835	2,386	50.6	469,792	10.6	458,654
	July	1,035	-47.8	872	2,033	1,857	47.0	459,361	8.0	455,119
	August	946	-43.3	901	1,901	2,039	44.2	424,303	-2.4	415,574
	September	967	-35.0	1,017	2,173	2,140	47.5	444,997	1.9	446,633
	October	941	-40.6	1,058	1,898	2,069	51.1	456,169	2.4	451,133
	November	1,021	-27.5	1,165	1,546	2,095	55.6	455,017	5.4	467,310
	December	824	-23.8	1,211	952	2,250	53.8	444,258	-0.5	445,577
2011	January	773	-14.6	1,292	2,362	2,544	50.8	441,544	1.7	469,746
	February	1,201	7.3	1,374	2,749	2,755	49.9	483,509	10.9	498,705
	March	1,730	18.7	1,469	3,033	2,321	63.3	526,828	15.5	532,576
	April	1,414	-15.7	1,227	2,617	2,304	53.3	534,123	17.5	526,071
	May	1,512	7.8	1,190	2,785	2,114	56.3	526,541	15.1	514,898
	June	1,508	-10.3	1,124	2,494	2,181	51.5	503,331	7.1	499,834
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	4,761	5.5		9,425			460,848	10.0	
	Q2 2011	4,434	-6.9		7,896			521,065	13.1	
	YTD 2010	8,243	27.8		17,643			453,678	10.3	
	YTD 2011	8,138	-1.3		16,040			509,194	12.2	

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Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Mission and Abbotsford.

Source: CREA

Table 6: Economic Indicators
June 2011

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	97.3	112.2	91	7.2	69.8	796
	February	604	3.60	5.39	97.7	113.2	91	6.5	69.4	798
	March	631	3.60	5.85	98.2	112.6	91	6.2	69.0	790
	April	655	3.80	6.25	98.6	113.2	91	6.8	69.5	776
	May	639	3.70	5.99	98.8	113.6	91	7.9	70.1	771
	June	633	3.60	5.89	98.7	113.4	91	8.4	70.2	757
	July	627	3.50	5.79	97.9	114.6	91	8.1	69.5	750
	August	604	3.30	5.39	97.9	114.5	90	7.9	68.7	755
	September	604	3.30	5.39	97.6	114.5	89	7.7	68.1	768
	October	598	3.20	5.29	97.6	114.8	89	9.0	68.5	778
	November	607	3.35	5.44	97.4	114.9	88	9.6	68.2	778
	December	592	3.35	5.19	97.3	114.6	86	10.1	67.1	782
2011	January	592	3.35	5.19	97.3	114.8	86	9.7	66.4	790
	February	607	3.50	5.44	97.4	115.2	85	10.1	65.8	806
	March	601	3.50	5.34	97.6	116.1	85	10.2	66.1	822
	April	621	3.70	5.69	97.7	116.3	85	9.4	65.0	817
	May	616	3.70	5.59	97.9	117.1	85	8.9	64.8	804
	June	604	3.50	5.39		116.5	86	8.6	64.9	779
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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